



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
December 16, 2025

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

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

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 12:01 p.m. and B. Hickey led the board in the Pledge of Allegiance.

Executive Director Liss welcomed new board member Miguel Velazquez.

On motion by N. Jones, second by L. Bolzner, all aye, minutes of the November 18, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for November 2025.

Executive Director Liss presented the following project for consideration:

**Advanced Glass Industries d/b/a EvolvOptic**

Advanced Glass Industries d/b/a EvolvOptic, an optical blank manufacturer, is proposing the renovation of 1390 Mt. Read Blvd, a 74,000 square foot building located in the City of Rochester. Renovations to the manufacturing areas, office space, breakrooms, and restrooms will allow EvolvOptic to consolidate its existing operations while expanding optics offerings. The \$690,000 project is project to create 20 FTEs in addition to its existing 80 FTEs. The applicant is seeking approval of a sales tax exemption only. The benefit/incentive ratio is 376:1.

The applicant was represented by Ted Mooney, President and Kevin Beach. 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 ADVANCED GLASS INDUSTRIES, INC. D/B/A EVOLVOPTIC, 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 AN 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 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	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

### **Indus Lake Road, Inc.**

Indus Lake Road Inc. is proposing the renovation of its 47,500 square foot Hampton Inn located in the town of Brockport. This project is considered “retail” under Section 862 of the General Municipal Law, however, the project qualifies for benefits under the “highly distressed area” exception (project is located contiguous to a distressed census tract). This finding by the Agency will require confirming approval from the County Executive. The three-story property containing 76 guest rooms will undergo replacements of all furniture, fixtures, flooring, and window treatments. The hotel’s lobby and other shared spaces will see similar upgrades to improve the property’s aesthetic and functionality. The \$1.7 million project is projected to create 1.5 FTEs over the next three years in addition to the existing 16.5 FTEs. The applicant is seeking approval of sales tax exemptions only. The benefit/incentive ratio is 21:1.

The applicant was represented by John Ott, VP of Construction & Development, Jett Mehta, 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING INDUS LAKE ROAD 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 PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT 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	Absent
M. Velazquez	Yea		

### **Columbus Building Apartments LP**

Columbus Building Apartments LP is proposing the redevelopment of 50 Chestnut St. in the City of Rochester. The mixed-use property currently containing 101 1- bedroom and studio apartments will convert three floors of unused commercial space into 30 new residential apartments. The new apartments will be a mix of 1 and 2- bedroom units ranging in price from \$1,400 to \$2,100 per month. The \$7.9 million project is projected to create 1 FTE over the next three years. The applicant is seeking approval of sales and mortgage recording tax exemptions only and is planning to request a real property tax abatement at a later date. The benefit/incentive ratio is 11:1.

The applicant was represented by Ami Notis. 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 December 11, 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 DECEMBER 11, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY COLUMBUS BUILDING APARTMENTS L.P., OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (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) 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 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	Absent
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for consideration:

**Fairlife LLC – Mortgage Recording Tax Exemption**

fairlife, LLC. is constructing a new manufacturing operation in the Town of Webster to produce high-protein milk beverages using a cold-filtration process. The 750,000 sq. ft. manufacturing facility will include milk processing, warehouse and support services buildings. Once operational early in 2026, the facility will take in 5-6 million pounds of raw whole milk per day from local dairy farmers. The project was approved for a custom 20-year PILOT agreement as well as a sales tax exemption. The applicant is now requesting a mortgage recording tax exemption in the amount of \$296,250 as it prepares to close on financing for the wastewater treatment plant constructed on the grounds of the project facility. A new public hearing was held and the updated Benefit/Incentive ratio is 10:1.

The applicant was represented by Kevin McAuliffe, Esq. via Zoom. R. Finnerty stated that there were no comments at the public hearing which was held on December 15, 2025 as the mortgage recording tax exemption benefit was not included in the original application or public hearing.

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 DECEMBER 15, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) AND AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO FAIRLIFE, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE

AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by N. Jones, all aye, motion carried to approve partial mortgage recording tax exemption.

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

**733 Portland Properties LLC – Increase and Extension**

733 Portland Properties, LLC, a real estate holding company, is re-developing a 29,241 sq. ft., mostly vacant, apartment building in the City of Rochester. This facility will consist of 33 residential units and will be subjected to a regulatory agreement to keep the rents affordable to individuals and families earning 65% AMI or less. The project was initially approved for a real property tax abatement, mortgage recording tax exemption and sales tax exemption in October of 2024. The applicant is now requesting an increase of the sales and mortgage tax exemptions and an extension of the sales tax exemption through December 31st, 2027. These requests are attributed to changes in the structure of project financing and delays related to electrical system upgrades. The new sales tax exemption is not to exceed \$122,084 and the mortgage recording tax exemption is not to exceed \$42,781.

The applicant was represented by Patricia Cruz Irving and Paul Irving.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO 733 PORTLAND PROPERTIES LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY, (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2027; AND (iii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by B. Hickey, all aye, motion carried to approve an increase in project costs and 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	Absent
M. Velazquez	Yea		

**QED Technologies International, LLC – Increase and Extension**

QED Technologies International LLC, is renovating and expanding into a 20,000 square foot facility adjacent to their current location in the City of Rochester. Originally approved May 2025, the applicant is now requesting an increase in project costs of \$2,249,000 because some of the plans needed to be redesigned and an extension of the sales tax exemption through December 31, 2026 due to construction delays. The total project cost is now \$6,063,014 and the new sales tax exemption is not to exceed \$192,080.

The applicant was represented by Matthew Ryder and Shannon Weaver.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO QED TECHNOLOGIES INTERNATIONAL, 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 (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by R. King, 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	Absent
M. Velazquez	Yea		

#### **One Forty-Five LLC - Extension**

One Forty-Five LLC, a real estate holding company, is planning to demolish an existing 14,000 sq ft. building to construct a new 80,000 sq ft apartment building in the Neighborhood of the Arts in the City of Rochester. The project was originally approved in June 2021 for a real property tax abatement, mortgage recording tax and sales tax exemptions. The applicant was approved for an increase and extension of sales tax exemptions in December of 2023. The applicant is now seeking an extension of the sales tax exemption through December 31, 2028. The project is ready to move forward, however, market demands have caused the applicant to reduce the number of units from 48 to 39 resulting in an overall decrease in project costs. The new sales tax exemption is now not to exceed \$348,640.

The applicant was represented by Allan Stern, Developer/Owner.

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 ONE FORTY-FIVE LLC (THE "COMPANY") THROUGH DECEMBER 31, 2028; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by M. Velazquez, second by R. King, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2028 and apply the current recommendations from the housing study to this project.

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

The Chair recommended consideration of the extensions under a single motion as the summaries have been provided to the Board in advance of the meeting. Riverwood Tech Campus, LLC (The applicant was represented by Fred Rainaldi, who provided an update on the status of the project), Howitt-Bayview LLC, Sibley Redevelopment II Limited, Gallina Elmgrove, LLC, The Raymond Corp., JK Property Solutions, LLC.

On motion by R. King, second by B. Hickey, all aye, motion carried to approve the extensions of the sales tax exemptions as noted.

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

Executive Director Liss introduced Kelley Ligozio, Senior Director of Development for the Genesee Region of Special Olympics New York, who presented a request for support related to the 2026 Winter State Games being held in Rochester.

On motion by L. Bolzner, second by R. King, to approve the execution of a contract with Special Olympics New York for the 2026 Winter State Games in the amount of \$20,000, 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	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Executive Director Liss introduced Don Jeffries and Diana Rapp Keating of Visit Rochester, who presented a marketing plan to promote the upcoming commemoration of America's 250th anniversary – Evolution of the Revolution.

On motion by B. Hickey, second by N. Jones, to approve the execution and delivery of a contract with Visit Rochester for economic development and tourism promotion in an amount not to exceed \$150,000 for one year, 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	Absent
M. Velazquez	Yea		

Executive Director Liss stated that staff has been evaluating new CRM software options and has selected CivicServe, a system designed specifically for economic development organizations. The software will assist staff in tracking projects from initial communication through board approval and compliance/PARIS reporting. MCIDC will contribute a portion of the annual subscription cost.

On motion by M. Vazquez, second by R. King, to approve the execution and delivery of a contract with CivicServe for a CRM database software program in an amount not to exceed \$35,000 for one year, 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	Absent
M. Velazquez	Yea		

Executive Director Liss noted that the 2026 meeting calendar has been distributed.

On motion by R. King, second by B. Hickey, all aye, motion carried to enter into executive session under Section 105(f) of the Public Officers Law for the purpose of discussing employment history and performance of certain persons at 1:13 p.m.

On motion by R. King, second by B. Hickey, all aye, motion carried to come out of Executive Session and continue the regular meeting at 1:48 p.m.

On motion by R. King, second by B. Hickey, all aye, motion carried to accept employee performance evaluations and approve scheduled salary step increases subject to the Executive Director discretion.

The Governance Committee Report was given by N. Jones. The Governance Committee met on December 8, 2025, to review the housing study and its recommendations. The committee recommends the full board accept the housing study as presented.

On motion by R. King, second by B. Hickey, all aye, motion carried to accept the Housing Study and recommendations as presented and reviewed by the Governance Committee.

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 1:53 p.m.