



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
February 17, 2026

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

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

Board Absent: Brian Hickey

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

N. Jones 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. Ryerse, second by L. Bolzner, all aye, minutes of the January 20, 2026 meeting were approved.

K. Loewke presented the local labor monitoring report for January 2026.

A. Kingston presented the financial report for January 2026.

Executive Director Liss presented the following project for consideration:

T. Tolefree joined the meeting.

**Lang & Son's Properties**

Lang and Son's Properties LLC, a real estate holding company, proposes the construction of a 16,000 square foot building in the Town of Henrietta for its tenant Kaplan Schmidt Electric Inc., a related entity. The new facility will increase Kaplan Schmidt Electric's warehousing space, improve its capacity to work on projects, and allow it to expand its workforce. Kaplan Schmidt Electric plans to create 4 new FTEs in addition to its existing 35 FTEs. The \$2 million project is seeking a real property tax abatement, mortgage recording tax, and sales tax exemption. The cost benefit ratio is 29:1.

The applicant was represented by Jeff Lang, 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 local labor exemptions. R. Finnerty stated there were no comments at the Public Hearing held on February 13<sup>th</sup>.

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 FEBRUARY 13, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY LANG AND SON'S PROPERTIES 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, (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 L. Bolzner, second by R. King, 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	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Absent
N. Jones	Yea	R. Ryerse	Yea
M. Velazquez	Yea		

### **Riedman Properties CS LLC**

Riedman Properties CS LLC, a real estate holding company, has purchased and is planning to renovate the Clinton Square building located in the central business district in the City of Rochester. Floors 1-7 will remain for current and new office tenants including the restaurant and daycare center. Floors 8-13 will be renovated into 102 market rate apartments consisting of studios, one bedroom, two bedrooms, and four penthouses. Rents will range from \$1,799 - \$4,145 with higher rents for the penthouses. The 14th floor will be redeveloped into event space. The applicant is seeking approval of a sales tax exemption and a mortgage recording tax exemption and qualifies for the HousingPlus real property tax abatement recommended in the recently approved housing study. The \$42.6 million project is projected to create 1 FTE directly and has a benefit/incentive ratio of 9:1.

The applicant was represented by Gary Izzo, Director of Finance. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant stated he was not aware of local labor exemptions at this time but the need could arise in the future. R. Finnerty stated there were no comments at the Public Hearing held on February 12th.

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 FEBRUARY 12, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY RIEDMAN PROPERTIES CS 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, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENTIN- 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 R. King, second by R. Ryerse, 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	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Absent
N. Jones	Yea	R. Ryerse	Yea
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for consideration:

### **120 Redev, LLC – PILOT Request**

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 was approved for sales and mortgage recording tax exemptions in October 2025 and is now seeking approval of the JobsPlus real property tax abatement as part of the Core Housing Owner Incentive Exemption (CHOICE) Program, supported by the City of Rochester. The CHOICE program's goal is to encourage home ownership in the city. Upon the sale of each unit, the property tax abatement transfers to the individual owner. A new public hearing was held on February 12th and the updated cost benefit ratio is 5:1 from the original 11:1.

The applicant was represented by Ryan Benz via Zoom.

R. Finnerty stated there were no comments at the Public Hearing held on February 12th.

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 FEBRUARY 12, 2026, WITH RESPECT TO A CERTAIN PROJECT AND AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO 120 REDEV, LLC (THE "COMPANY") AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by M. Velazquez, second by L. Bolzner, all aye, motion carried to approve a real property tax abatement.

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

### **ESIV LLC – PILOT Modification**

ESIV LLC is proposing the construction of 73 senior apartment and townhouses units in the Town of Henrietta. This project will be Phase IV of the Erie Station Development. Phases I, II and III all received JobsPlus Real Property Tax Abatements through COMIDA. The units will consist of 17 one-bedroom, 28 two-bedroom, 11 three-bedroom apartment as well as 17 two-bedroom townhouses. Twelve units will be designated affordable, with 6 reserved for individuals earning 60% of the Area Median Income (AMI) and 6 for those earning 80% of the AMI. Market rate rents will range from \$1,500 to \$2,500 per month. ESIV LLC plans to create 3 new FTE's over the next three years. The \$15.5 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 Chris Nadler, Esq.

R. Finnerty stated there were no comments at the Public Hearing held on February 13th.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE MODIFICATION OF THE EXISTING PAYMENT-IN-LIEU-OF-TAX AGREEMENT, DATED AS OF NOVEMBER 1, 2024, BY AND BETWEEN THE AGENCY AND THE ESIV LLC WITH RESPECT TO THE PAYMENT SCHEDULE THEREUNDER AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

On motion by R. King, second by L. Bolzner, all aye, motion carried to modify the real property tax abatement.

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

Executive Director Liss introduced Galin Brooks, President & CEO of the Rochester Downtown Development Corporation. Ms. Brooks presented a request for funding to continue for the downtown revitalization programming in 2026. On motion by L. Bolzner, second by R. King, all aye, motion carried to approve the execution and delivery of a contract with the Rochester Downtown Development Corporation in an amount not to exceed \$150,000 to support downtown revitalization efforts.

Executive Director Liss introduced Gary Walker, representing the Frederick Douglass Greater Rochester International Airport, who discussed the concept of an airport marketing fund and how similar funds are used by other airports to attract new air service and routes.

N. Jones reported that the Governance Committee met on January 22<sup>nd</sup> to begin reviewing and discussing potential updates to the Uniform Tax Exemption Policy (UTEP). The Committee discussed incorporating recommendations from the recently adopted housing study into the UTEP. The Committee also discussed adjusting the standard 10-year JobsPlus abatement schedule to reflect a true 10-year abatement and expressed support for a 100% abatement in year one for both the JobsPlus and Housing Plus schedules. Additionally, the Committee discussed potential adjustments to job creation requirements for large projects that are new to the area. The importance of transparency and maintaining collaborative relationships with taxing jurisdictions during the update process was emphasized. Staff will prepare a draft document outlining proposed next steps.

There being no further business to discuss, on motion by M. Velazquez, second by R. Ryerse, all aye, the regular meeting of the Board was adjourned at 1:12 p.m.