



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
May 19, 2026

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

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

Absent: M. Velazquez, B. Hickey

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

T. Tolefree called the meeting to order at 12:02 p.m. and R. Ryerse led the board in the Pledge of Allegiance.

On motion by R. King, second by L. Bolzner, all aye, minutes of the April 21, 2026 meeting were approved.

K. Loewke presented the Local Labor Monitoring report for April 2026.

A. Kingston presented the Financial Report for April 2026.

Executive Director Liss presented the following projects for consideration:

Fine Bagels

Fine Bagels Inc., a food manufacturing and retail business, proposes the renovation of 2240 Monroe Avenue in the Town of Brighton. The renovation will consist of the build-out of a commercial bakery, complete with baking equipment, refrigeration systems, plumbing and electrical upgrades, and food safe interior finishes. The \$400,000 project is projected to create 12 FTEs over the next three years. Less than 30% of the total project costs are related to the small retail portion of the business. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 260:1.

The applicant was represented by Jason Rheinwald, Owner. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and 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 (i) APPOINTING FINE BAGELS 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) 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 (iv) 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	Absent
N. Jones	Yea	R. Ryerse	Yea
M. Velazquez	Absent		

759 Park Ave Partners, LLC

759 Park Ave Partners, LLC proposes the renovation of the former Park Avenue Hospital and Yeshiva Talmudic School, located in the City of Rochester Park Avenue neighborhood into a 40,000 sq ft approximately 45 room hotel, restaurant and spa. This facility is considered “retail” under Section 862 of the General Municipal Law. In order to qualify for benefits, the applicant 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 \$29 million project is seeking a custom real property tax abatement, supported by the City of Rochester, mortgage recording tax exemption and sales tax exemption. The project is expected to create 58 new FTEs over the next three years. The Benefit/Incentive ratio is 24:1.

The applicant was represented by Charles Cerankosky and Jonathan Swan. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the Public Hearing held on May 18, 2026.

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 MAY 18, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 759 PARK AVENUE PARTNERS 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 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 N. Jones, inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and partial real property tax abatement, 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	Absent		

Executive Director Liss presented the following modifications for considerations:

Roxbury Dome Partners LLC – PILOT Modification

At the request of the Town of Henrietta, the applicant is seeking approval to extend the real property tax abatement for the Dome Arena property through 2028, at 90% abatement. Originally approved in October 2016, the Dome has operated as a venue for sports, entertainment and trade shows and serves as an emergency shelter. The Town of Henrietta is planning to purchase the Dome from the current owner and has requested the PILOT agreement be extended and amended until funding is in place.

The applicant was represented by Betsy Brugg, Esq.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE AMENDMENT TO THAT CERTAIN PILOT AGREEMENT, BETWEEN THE AGENCY AND ROXBURY DOME PARTNERS LLC (THE "COMPANY") WITH RESPECT TO A CERTAIN PROJECT AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. Ryerse, second by R. King, to approve an amendment to the real property tax abatement provided under the existing PILOT Agreement, 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	Absent		

Ren Square LLC – Sales Tax Extension

Ren Square LLC is redeveloping a building located at 9-17 N. Clinton Ave in the City of Rochester. Originally approved in August of 2023, the project includes reconstruction and renovation of the existing building into a multi-tenant mixed used facility with the ground floor serving as retail and studio space and the second floor consisting of four residential apartments. The applicant is now requesting an extension of the sales tax exemption through December 31, 2027, as construction was deferred to allow the Harper's Corner development to conclude, ensuring project timelines did not conflict.

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 REN SQUARE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, to approve an extension of the sales tax exemption through December 31, 2027, 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	Absent		

39 Jet View Drive - New Tenant

39 Jet View Drive, LLC, a real estate holding company, received board approval in April 2021 for the construction of 52,500 square foot building in the Town of Chili. 5,000 square feet was to be used as warehouse space for related entity, Sydor Optics, and the remaining space was to be leased out to a tenant

to be identified. The board approved multiple extensions of the sales tax exemption due to construction delays. The applicant is now seeking approval for a new tenant, O’Connell Electric Company, a commercial electrical contracting company who plans to occupy the entire building.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) AUTHORIZING THE SUBLEASE BY 39 JETVIEW DRIVE, LLC (THE "COMPANY") OF A PORTION OF THE FACILITY, TO O’CONNELL ELECTRIC COMPANY; AND (ii) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by R. Ryerse, to approve a sublease at 39 Jetview Drive to O’Connell Electric Company as tenant, 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	Absent		

Home Leasing, LLC – Ownership Change

Home Leasing, LLC, intends to transfer its member interests in two entities, each of with own properties with real property tax abatements: Penfield Square Associates LLC in the Town of Penfield and Tailor Square Associates LLC in the City of Rochester. The purchaser of the member interests is Contour Holdings 3 LLC. The applicant is requesting consent of the new ownership structure. Penfield Square Associates, originally approved in February 2019 for a shelter rent property tax abatement, consists of 113 affordable apartments. Tailor Square Associates, originally approved in August 2021 for a shelter rent property tax abatement, mortgage recording tax exemption and sales tax exemptions, consists of 134 affordable apartments and 77,000 sq ft of manufacturing space for Rochester Tailored Clothing, a producer of fine menswear.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE TRANSFER BY HOME LEASING, LLC OF ITS INTEREST IN THE GARDENS AT PENFIELD SQUARE TO CONTOUR HOLDINGS 3 LLC AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, to authorize the transfer by Home Leasing, LLC of its interest in Penfield Square Associates LLC and Tailor Square Associates LLC to Contour Holdings 3 LLC, 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	Absent		

N. Jones reported that the Governance Committee met on April 28th to continue discussion on making changes to the UTEP. The committee discussed the process of communicating the changes to the affected tax jurisdictions. The committee also discussed adding the new housing abatement schedules as well as some adjustments to the existing commercial abatement schedules and job creation requirements.

Chair Tolefree discussed the Board Evaluation Summary.

Executive Director Liss shared that COMIDA staff is working with the United States Office of Real Property Disposition as it is going through the process of selling the vacant Wadsworth Building in Irondequoit. The United States Office of Real Property Disposition can sell the building to a governmental agency. St. Ann's Communities approached COMIDA as they are interested in the property for senior housing. COMIDA is going through the process to acquire the building with the intent to sell it to St. Ann's for economic development purposes. As part of the process, COMIDA undertook an appraisal of the property at a cost of \$12,000. The appraisal dictates the sale price. Once this is determined COMIDA will evaluate purchasing the building.

Executive Director Liss presented the Dashboard for March.

On motion by R. Ryerse, second by N. Jones the board entered into Executive Session at 12:50 pm. under Section 105(d) of the Public Officers Law to discuss litigation strategy in connection with 1733 Ridge Road Condemnation.

On motion by R. King, second by R. Ryerse the board came out of Executive Session at 1:55 pm.

There being no further business to discuss, on motion by N. Jones, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:58 p.m.