



BOARD MEETING MINUTES

June 16, 2026

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

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

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

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

On motion by B. Hickey, second by R. King, all aye, minutes of the May 19, 2026 meeting were approved.

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

K. Loewke presented the Local Labor Exemption report for May 2026.

G. Genovese presented the Financial Report for May 2026.

Executive Director Liss presented the following projects for consideration:

Erie Materials

Erie Materials, Inc., a building materials distributor, is purchasing 911 Brooks Ave, the vacant hotel located in the Town of Gates. The applicant is planning to demolish the existing building and construct a 49,000 square foot warehouse and a 13,000 square foot office and showroom. A RESTORE NY grant through the Town of Gates is assisting with the demolition costs. Erie Materials anticipates creating 35 new FTEs. The \$18.7 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 24:1.

The applicant was represented by Stephen Chabot, Vice President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant stated that he anticipates one exemption will be needed for the metal building shell based on warranty. The applicant further stated that they would try to utilize some local labor. R. Finnerty stated there were no comments at the public hearing held on June 11, 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 JUNE 11, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ERIE MATERIALS, 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, (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.UTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by N. Jones, second by L. Bolzner for 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	Yea
N. Jones	Yea	R. Ryerse	Yea
M. Velazquez	Yea		

47 West Main Street Properties LLC

47 West Main Steet Property LLC proposes the redevelopment of the vacant Rochester Savings Bank, a 30,000 square foot building located at 47 West Main St. in the City of Rochester. This project will create 23 new apartment units comprised of 18 one-bedroom apartments and 5 two-bedroom apartments. Rents will range from \$1,800- \$2,100 for one-bedroom units and \$2,000 - \$2,600 for two- bedroom units. At least 20% of the units (5) will be affordable units with rents averaging 60% AMI, based on household size. Approximately 5,100 square feet will be developed into commercial space and 4,500 square feet will set aside for tenant amenities. The \$9 million project is seeking a mortgage recording tax exemption, sales tax exemption, and qualifies for the Premier HousingPlus real property tax abatement recommended in the recently approved housing study. The cost benefit ratio is 9:1.

The applicant was represented by Joel Barrett and Eric Bonsignore. 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 June 11, 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 JUNE 11, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY 47 WEST MAIN STREET PROPERTY 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 R. King, second by M. Velazquez, 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	Yea
N. Jones	Yea	R. Ryerse	Yea
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for considerations:

120 Redev, LLC – Mortgage Recording Tax Exemption Correction

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. The applicant was approved for sales and mortgage recording tax exemptions in October 2025 and the JobsPlus real property tax abatement as part of the City of Rochester's CHOICE Program. The applicant is requesting a correction to the previously approved mortgage recording tax exemption amount of \$30,876. The new exemption amount is \$85,583.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO 120 REDEV, LLC (IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by B. Hickey, to approve an increase in the mortgage recording tax exemption in an amount not to exceed \$85,583, 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
M. Velazquez	Yea		

Director Liss introduced Pat Gooch, Monroe County Senior Associate Planner, to provide an update on the Comprehensive Plan.

Director Liss introduced Don Jefferies, President, VisitRochester and Andy Moore, Director, Greater Rochester International Airport. Mr. Jefferies and Mr. Moore discussed the need for additional air service in and out of Rochester and the role improved connectivity plays in supporting tourism, business growth, and regional economic development

On motion by R. King, second by R. Ryerse, all aye, with abstention by M. Velazquez, to approve the execution and delivery of a contract with VisitRochester in an amount not to exceed \$150,000 for marketing to attract additional air service.

Executive Director Liss presented the Dashboard for May.

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On motion by M. Velazquez, second by N. Jones the board entered into Executive Session at 1:00 p.m. under Section 105(d) of the Public Officers Law to discuss litigation strategy in connection with 1733 Ridge Road Condemnation.

On motion by N. Jones, second by L. Bolzner the board came out of Executive Session at 1:42 pm.

N. Jones discussed ways in which COMIDA could support the Rochester City School District. On Motion by N. Jones, second by L. Bolzner, to allocate fifty percent (50%) of the administrative fee paid to COMIDA in connection with the Rochester Joint Schools Construction Board bond issuance to the Workforce Development Fund, all aye, the motion carried.

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 1:44 p.m.