BOARD MEETING MINUTES
July 21, 2026

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

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

Absent: R. Ryerse

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 N. Jones led the board in the Pledge of Allegiance.

On motion by R. King, second by L. Bolzner, all aye, minutes of the June 16, 2026 meeting were approved.

Chair Tolefree invited those who had signed up for public comment to come forward. The following individuals spoke: Mike Stafford, Rebecca Collins and Ellen Henry.

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

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

A. Kingston presented the Financial Report for June 2026.

S. Carl from High Probability Advisors presented an investment report for Q1 2026.

Executive Director Liss presented the following projects for consideration:

Qualitrol Company LLC

Qualitrol Corp., a manufacturer of substation and transformer monitoring and protection devices used by electric utilities and original equipment manufacturing companies, is proposing the expansion of its 30,000 square foot facility in the Town of Perinton by an additional 60,000 square feet. The proposed expansion will allow Qualitrol to add new equipment and increase employees to meet growth goals. Qualitrol plans to create 117 new FTEs in addition to its existing 245 FTEs. The $15.5 million project is seeking a custom real property tax abatement supported by the Town of Perinton and a sales tax exemption. The cost benefit ratio is 163:1.

The applicant was represented by Jim Niederst, Global Vice President. 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 April 15, 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 APRIL 15, 2026, WITH RESPECT TO A CERTAIN PROJECT UNDERTAKEN BY QUALITROL CORPORATION, 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 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 M. Velazquez, second by R. King for inducement and final resolution approving a sales 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	Absent
M. Velazquez	Yea		

WDG2, LLC

WDG2, LLC, is planning to construct a 24-unit residential development consisting of seven buildings and a mix of one, two, and three-bedroom units in the Town of Perinton. Rents will range from $2,900 to $4,000. The $10.6 million project is seeking a mortgage recording tax exemption, sales tax exemption, and qualifies for the HousingPlus real property tax abatement recommended in the Housing Study. The project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 8:1.

The applicant was represented by Dennis Wilmot and Jim Barbato. 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 comments at the public hearing held on July 15, 2026 and that staff has distributed those comments to the board.

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 JULY 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY WDG2 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 B. Hickey, second by R. King, 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	Absent
M. Velazquez	Yea		

2695 Commercial LLC

2695 Commercial LLC, is planning to construct a four-story apartment building containing 86, age-restricted residential units for adults aged 55 and older in the Town of Henrietta. Rents will range from $1,620 for a one bedroom to $2,620 for a 3 bedroom. Community-based amenities include indoor pickleball court, fitness center, and gathering center. The $24.5 million project is seeking a mortgage recording tax exemption, sales tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the Housing Study. The project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 10:1.

The applicant was represented by Michael Spoleta. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant indicated that one local labor exemption may be needed in connection with the installation of gypcrete. R. Finnerty stated there were no comments at the public hearing held on July 15, 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 JULY 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 2695 COMMERCCIAL 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 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	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for considerations:

Howitt Bayview - Increase

Howitt-Bayview, LLC, is in the process of constructing a 60-unit, four-story residential apartment building in the town of Penfield. The project includes set asides for senior living and affordable housing. The project was approved by the board in January 2022 for a mortgage recording tax exemption, sales tax exemption and real property tax abatement. The applicant was approved for an extension in 2025 due to construction delays. The applicant is now requesting an increase in sales tax exemption due to realization of additional construction and material costs. The new sales tax exemption is now not to exceed $659,940.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (I) ADDITIONAL FINANCIAL ASSISTANCE TO HOWITT-BAYVIEW LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (II) THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by L. Bolzner, to approve an increase in project costs, 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		

Lang & Son's Properties LLC - Increase

Lang and Son's Properties LLC, a real estate holding company, is in the process of constructing a 16,000 square foot building in the Town of Henrietta for its tenant, Kaplan Schmidt Electric Inc., a related entity. The project was approved for sales and mortgage recording tax exemptions, and a real property tax abatement by the board in February 2026. The applicant is requesting an increase in sales and mortgage recording tax exemptions due to cost increases attributed to rising prices, unforeseen site work costs, labor shortages, and permitting costs. The new sales tax exemption is not to exceed $112,640 and the new mortgage recording tax exemption is not to exceed $18,750. The total project cost is now $3,000,000.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LANG AND SON'S PROPERTIES LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by B. Hickey, to approve an increase in project costs, 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		

Erie Materials LLC – PILOT Modification

Erie Materials, Inc., a building materials distributor, is purchasing 911 Brooks Ave, the vacant hotel in the Town of Gates. The applicant is planning to demolish the building and construct a 49,000 square foot warehouse and a 13,000 square foot office and showroom. In June of 2026, the project was approved for a sales tax exemption, mortgage tax exemption, and real property tax abatement. The Agency is considering modifying its previously approved real property tax abatement to help offset approximately $400,000 in unanticipated costs that the applicant is required to incur to repair and maintain county-owned infrastructure located within a county easement on the project site. A new public hearing was held on July 20th. The new cost benefit ratio is now 20:1 (originally 24:1).

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 JULY 20, 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") AND (ii) AUTHORIZING THE MODIFICATION OF THE REAL PROPERTY TAX ABATEMENT PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

R. Finnerty stated that there were no comments at the supplemental public hearing held on July 20, 2026.

On motion by R. King, second by B. Hickey, to approve a modification of the 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	Absent
M. Velazquez	Yea		

Legacy Tower LLC – PILOT Modification

Legacy Tower, LLC, the former Bausch & Lomb tower located in the City of Rochester, has requested a modification to the existing PILOT Agreement. Originally approved in 2014, the custom twenty-year PILOT Agreement was put in place to enable the developer to lower occupancy costs to incentivize current tenants to renew leases and attract out-of-town firms to relocate to Rochester. Recently, the Company has stated that the PILOT payments exceed the amount of real property taxes that would otherwise be payable absent the PILOT Agreement and have requested an amendment to adjust the PILOT payments for the remainder of the term.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE AMENDMENT TO THAT CERTAIN PAYMENT IN LIEU OF TAX AGREEMENT, DATED AS OF AUGUST 1, 2014, BY AND BETWEEN THE AGENCY AND LEGACY TOWER LLC (THE "COMPANY") WITH RESPECT TO A CERTAIN PROJECT AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by N. Jones, to approve a modification of the 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	Absent
M. Velazquez	Yea		

Charlotte Square Apartments LLC - Assumption

Charlotte Square Property, a real estate holding company, is purchasing the apartment building in the City of Rochester located on Charlotte Street. The building consists of 72 market rate apartments with eight units set aside for those earning up to 100% AMI. The original approval included a special twelve-year PILOT that is expected to end in 2029.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY CHARLOTTE SQUARE APARTMENTS, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED ON CHARLOTTE STREET IN THE CITY OF ROCHESSTER, NEW YORK, TO CHARLOTTE SQUARE PROPERTY, LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by R. King, to approve the sale of the facility and assignment of the 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	Absent
M. Velazquez	Yea		

Chair Tolefree reported that the Compliance Committee met on July 14th to discuss compliance matters with respect to certain COMIDA projects.

The committee reviewed the Sales Tax Recapture Report and an update on the status of projects that have failed to make the required payments under their respective PILOT Agreements.

The committee reviewed the job compliance report which provides information regarding companies seeking a waiver from the job creation requirements contained in the PILOT Agreements. The committee is recommending job waivers be granted for 19 projects during 2025.

On motion by L. Bolzner, second by B. Hickey, all aye, motion carried to grant a waiver to the following projects as identified by project code:

2602 13 068
2602 14 029
2602 15 065
2602 15 079
2602 16 031
2602 16 055
2602 17 004
2602 18 062
2602 19 011
2602 19 017
2602 19 027
2602 19 028
2602 19 048

2602 20 003
2602 20 007
2602 20 012
2602 20 039
2602 21 018 A
2602 21 050

Executive Director Liss presented a request from VisitRochester for an additional $15,000 to cover the remaining costs associated with America's 250th Celebration.

On motion by R. King, second by T. Tolefree, a roll call vote resulted as follows, and the motion did not carry:

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

There being no further business to discuss, on motion by B. Hickey, second by L. Bolzner, all aye, the regular meeting of the Board was adjourned at 1:24 p.m.