COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE MEETING MINUTES
January 22, 2026

Time & Place: 12:00 p.m. City Place, 50 West Main Street

Board Present: N. Jones, R. King, T. Tolefree

Also Present: A. Liss, R. Finnerty, R. Baranello, A. Clark

N. Jones called the meeting to order at 1:19 p.m.

The draft minutes of the December 8, 2025 meeting were presented. On motion by T. Tolefree, second by R. King, all aye, the minutes were unanimously approved.

Executive Director Liss summarized potential updates to the Agency's Uniform Tax Exemption Policy (UTEP), noting that the last comprehensive revision occurred in 2012. The Committee discussed the need to update the UTEP to implement recommendations from the recently adopted Housing Study and to ensure the policy reflects current economic conditions.

The Committee reviewed proposed changes to the UTEP, including the incorporation of abatements for housing projects outlined in the Housing Study. Discussion also focused on adjusting the standard 10-year abatement schedule to function as a true 10-year abatement, as the current schedule requires payment at full value in year ten. Proposed adjustments include providing a 100 percent abatement in year one, and adjustments to job creation requirements for new, larger-scale developments. Members considered whether job creation requirements should be tied to a percentage of projected employment for new companies rather than a minimum threshold. The Committee also discussed aligning the industrial project abatement schedule with the new housing abatement schedule. Staff will develop potential criteria options.

R. Baranello reviewed options to make the UTEP updates. The Committee discussed the importance of transparency and maintaining collaborative relationships with taxing jurisdictions. The Committee expressed support for an approach that begins with written outreach to major taxing jurisdictions, followed by refinement of the draft policy and a subsequent public hearing.

The Committee reviewed the Agency's process for enforcing job creation requirements. When companies fail to meet job commitments, staff has businesses complete a waiver request. The Committee discussed existing penalties for non-compliance and noted that while such penalties exist, they are infrequently assessed. Members emphasized the abatements provided for under PILOT Agreements apply only to new value, and are intended to incentivize investment, business retention, and job growth while providing balance for the community.

There being no further business to discuss, on motion by R. King, second by T. Tolefree, all aye, the meeting of the Governance Committee was adjourned at 2:28 p.m.