COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
October 20, 2026

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

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

Board Absent: R. Ryerse, M. Velázquez

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

Chair Tolefree called the meeting to order at 12:05 p.m. and N. Jones led the board in the Pledge of Allegiance.

On motion by N. Jones, second by B. Hickey, all aye, minutes of the September 15, 2026 meeting were approved.

J. Loewke presented the Local Labor Monitoring report for September 2026.

J. Loewke presented the Local Labor Exemption report for September 2026.

G. Genovese presented the Financial Report for September 2026.

M. Cicero presented the Investment Report.

Executive Director Liss presented the following projects for consideration:

20 Main Street FFTH, LLC

20 Main Street FFTH, LLC proposes the construction of a 10,000 square foot medical office building in the Village of Honeoye Falls to be leased and operated by The Fredrick Ferris Thompson Hospital. The facility will provide both primary care and urgent care services, including walk-in urgent care services seven days per week. The project is considered "retail" under Section 862 of the General Municipal Law. The project qualifies as a unique facility because it will be the only urgent care facility in the Village of Honeoye Falls and the Town of Mendon. The applicant qualifies for a lease plus real property tax abatement because the tenant is a 501c(3) entity, and is also seeking a sales tax exemption and mortgage recording tax exemption. The $3.5 million project is projected to create 26 FTEs and has a benefit/incentive ratio of 51:1.

The applicant was represented by Anthony Carello, Special Counsel, Phillips Lytle and Peter Cornell, Pike. 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 that there were numerous comments at the Public Hearing held on October 15th. The livestream and written comments were distributed to the board in advance of the meeting.

EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAXDETERMINATION 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 TAXThe board

considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 20 MAIN STREET FFTH, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A 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 B. Hickey 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	Absent
M. Velázquez	Absent		

125 EMS Hotel, LLC

125 EMS Hotel LLC proposes the renovation of the Hyatt Regency Rochester, located in the City of Rochester's central business district. Proposed renovations include upgrades to guest rooms, common areas, food and beverage offerings, meeting and event spaces, and building systems. The project is considered retail under §862 of the General Municipal Law, however, it plays a significant role in supporting the Rochester Riverside Convention Center. The property is adjacent to and physically connected to the convention center, making it a convenient lodging option for convention attendees and other visitors. As a result, the project attracts a significant number of patrons from outside the economic development area. The project is seeking a custom real property tax abatement supported by the City of Rochester, sales tax exemption, and mortgage recording tax exemption. The $16 million project is projected to create 18 FTEs and has a benefit/incentive ratio of 4:1

The applicant was represented by Jay Rettberg, Regional Director of Operations. 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 October 15th.

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 OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 125 EMS HOTEL 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 UNDERTAKING 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 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	Abstain	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velázquez	Absent		

FSI 5500 LLC

FSI 5500 LLC, a real estate holding company, proposes the construction of Delphi Apartments, a 300-unit apartment complex to be built on 40 acres of vacant land in the Town of Henrietta. Phase one of this project consists of the construction of five, 40-unit residential buildings containing 75 one-bedroom units and 125 two-bedroom units for a total of 200 units. Rents will range from $1,750 for a one-bedroom unit to $2,900 for a two-bedroom unit. At least 20% (40) of all units will be affordable units with rents averaging 90% AMI, based on household income size. Phase one will also consist of the construction of a clubhouse, maintenance building, and 430 parking spaces. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The $61 million project is projected to create 5 direct FTEs and has a benefit/incentive ratio of 12:1.

The applicant was represented by Betsy Brugg, Woods Oviatt Gillman, and Lucas Amalfi. 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 that there were comments received at the Public Hearing held on October 15th and those comments have been distributed to the board in advance of the meeting.

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 OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY FSI 5500 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 UNDERTAKING 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 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	Absent
M. Velázquez	Absent		

Mushroom Boulevard Enterprises Inc.

Mushroom Blvd Enterprises, Inc., a real estate holding company, proposes the construction of the West Sunset, a 64-unit senior residential community in the Town of Henrietta. This project consists of three, four-unit ranch style townhomes, and two 26-unit three story multifamily buildings consisting of 14 one-bedroom units, 34 two-bedroom units, and four, three-bedroom units. The 12 townhome units will provide special amenities for hearing impaired tenants. Rent will range from $1,693 for a one-bedroom unit and $2,063 for a three-bedroom unit. All units are dedicated to individuals 55 years and older and a portion of the units will be affordable to those earning 90% AMI. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The $19 million project is projected to create 2.5 FTEs and has a benefit/incentive ratio of 18:1.

The applicant was represented by Betsy Brugg and Alex Voronin. 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 that there were comments received at the Public Hearing held on October 15th and those comments have been distributed to the board in advance of the meeting.

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 OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MUSHROOM BOULEVARD ENTERPRISES, 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 UNDERTAKING 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 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	Absent
M. Velázquez	Absent		

Executive Director Liss presented the following modifications for consideration:

Delmonte Development LLC - Extension

DelMonte Development LLC is currently constructing a 114,000 sq ft hotel with 191 rooms in the City of Rochester. Originally approved in May of 2024, this new facility will be a dual brand hotel concept featuring the Element by Westin for extended stay, and AC Hotels by Marriott to accommodate business travelers. The project is now seeking an extension of the sales tax exemption through December 31, 2027 as the project experienced minor delays.

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 DEL MONTE DEVELOPMENT LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

Cascade District LLC - Extension

Cascade District LLC is renovating a 230,000 square foot industrial building in the City of Rochester into a mixed-use development. Originally approved in April of 2025, the project includes the renovation of 32 existing loft-style apartments and the addition of 58 one- and two-bedroom apartments for a total of 90 units. Additional space is set aside for commercial tenants. The applicant is requesting an extension of the sales tax exemption through December 31, 2027 as the project is nearing completion, and the extension would provide additional time necessary to finalize construction.

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

On motion by L. Bolzner, second by B. Hickey, to approve extension of the sales tax exemption for Delmonte Development LLC and Cascade District LLC through December 31, 2027, all aye, motion carried.

Love Beets Production, LLC - Increase and Extension

Love Beets Production LLC, a food manufacturer specializing in beets and other root vegetables, is currently in the process of purchasing and installing new equipment related to the expansion of its cold storage facility. The project was approved by the board in October of 2025 for a sales tax exemption. Due to the success of the project, the applicant now has the space and ability to create a new vac-pac production line. The applicant is requesting an increase in the project costs of $1,073,000 and an extension of the sales tax exemption through December 31, 2027. The new sales tax exemption is not to exceed $107,040. The total project cost is now $2,203,000. The new cost benefit ratio is 50:1.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LOVE BEETS PRODUCTION, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO THE COMPANY THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

There were no comments at the Public Hearing held on October 19th.

On motion by R. King, second by B. Hickey, all aye, to approve an increase in the project costs and an extension of the sales tax exemption through December 31, 2027, motion carried.

PH ES 400 ROCH LLC - Assumption

Central PA Equities 35 LLC is selling the Home2 Suites by Hilton located at 400 Bellwood Drive in the Town of Greece to PH ES 400 ROCH LLC, a real estate holding company. The project was previously assumed by Central PA Equities 35 LLC from 2018 Gateway Hotel, LLC in 2021.

ASSIGNMENT BY CENTRAL PA EQUITIES 35 LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 400 BELLWOOD DRIVE IN THE TOWN OF GREECE, NEWThe board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THEYORK, TO PH ES 400 ROCH LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by R. King, all aye, to approve the sale of the facility and assignment of the real property tax abatement, motion carried.

N. Jones reported that the Governance Committee met on October 6th to continue discussing the proposed changes to the UTEP and green initiatives. The Governance Committee will meet again in November in continue discussions.

Chair Tolefree reported that the Finance Committee met on October 16th and discussed guidelines for budget allocations and updates to the fee schedule. The committee also reviewed the proposed 2027 budget and recommends full board approval of the proposed budget.

G. Genovese summarized the proposed 2027 Budget. On motion by B. Hickey second by R. King, all aye, to accept the 2027 operating budget as presented, motion carried.

Executive Director Liss Introduced Anna Vulaj-Fitzsimmons, Program Director from Upstate New York APEX Accelerator to present a request for funding for the 2027/2028 program year.

On motion by B. Hickey, second by R. King, to approve funding for the Monroe County Upstate New York APEX Accelerator in an amount not to exceed $120,000 for the fiscal year 2028/2028, all aye, motion carried.

There being no further business to discuss, on motion by N. Jones, R. King, all aye, the regular meeting of the Board adjourned at 1:52 p.m.