



**DRAFT BOARD MEETING MINTUES**  
**July 23, 2019**

Time & Place: 12:00 p.m., Gates Town Hall, 1605 Buffalo Rd, Rochester, NY 14624, 12:00 p.m.

Board Present: A. Burr, L. Bolzner, A. Meleo, T. Milne, J. Popli

Board Absent: J. Lusk

Also Present: J. Adair (Executive Director), R. Baranello, Esq. (Harris Beach PLLC),  
K. Loewke (Loewke Brill), B. Lafountain (The Bonadio Group)

Chair Burr called the meeting to order at 12:00 p.m. and the board recited the Pledge of Allegiance.

On motion by J. Popli, second by T. Milne, all aye, the minutes of the June 18, 2019 meeting were approved.

K. Loewke presented the local labor report for June 2019.

B. Lafountain presented the current local labor verified exemptions report.

J. Adair presented the financial report for June 2019.

Executive Director Adair presented the following projects for consideration:

**Crown Castle USA, Inc.**

Crown Castle USA, Inc. (Crown Castle) is a telecommunication company that provides a network of communications infrastructure that includes towers, small cells, and fiber. Crown Castle employs approximately 5,000 employees with offices in 80 US cities. The Company's Monroe County office currently employs 190 people and is located in Brighton, NY. The company is proposing an expansion and relocation to the Riverwood Tech Campus in Henrietta, NY. The company plans to build out approximately 56,000 sq. ft. of leased space to accommodate growth. The \$2.7 million project will impact 190 FTEs and is projected to create 15 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions on construction materials, furniture, fixtures and equipment related to the project. The Benefit/Incentive ratio is 8:1.

The applicant was represented by Mark Scrott. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA TAKING OFFICIAL ACTION TO (i) APPOINT CROWN CASTLE USA, INC. AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION AND INSTALLATION OF EQUIPMENT IN, ON OR AROUND THE FACILITY, AND (iii) EXECUTE A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by J. Popli, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

### **125 Howell Street LLC**

125 Howell Street, LLC (Howell Street), a real estate holding company, responded to the City's Request for Proposal to purchase and redevelop 125 Howell Street within the Inner Loop of the City of Rochester. The .0132 acre parcel is vacant and is in a distressed census tract. The project will construct five (5), market rate, four-story townhome rental units. Each unit averages 1,750 square feet, two bedrooms, and two bathrooms with rent averaging \$1.35 per square foot. Development of the parcel is limited by the unique shape and size. Due to the shape of the parcel, vehicular access will be provided via an easement adjacent to privately held property, and garages located at grade level. The City of Rochester supports this project. Howell Street seeks sales and mortgage recording tax exemptions and JobPlus property tax abatement. The \$1.42 million dollar project is projected to create 1 new FTE. The Benefit/Incentive ratio is 2.3:1.

The applicant was represented by Don Lasher. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance. No comments were made at the public hearing.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 9, 2019, WITH RESPECT TO THE 125 HOWELL STREET LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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) IF NECESSARY, A 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 to approve the resolution, second by T. Milne, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

### **Vigneri Chocolate, Inc.**

Vigneri Chocolate, Inc. (Vigneri) a second generation confectionery manufacturer, proposes to purchase and renovate 1199 E. Main Street in the City of Rochester. The new plant facility will allow the company to expand production and distribution, primarily servicing private label customers. The construction will include renovation of 38,000 square feet for production facility and 2,000 square feet for an education and experience center with a small café and gift shop. The experience center will be used to educate visitors while gathering data for research and development purposes. The company will also invest \$1 million in

manufacturing equipment. Vigneri seeks sales and mortgage recording tax exemptions and JobsPlus property tax abatement. The \$2.86 million dollar project is projected to create 20 new FTEs over the next three years. The job creation requirement is 1. The Benefit/Incentive ratio is 5.6:1.

The applicant was represented by Alex Vigneri. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 9, 2019, WITH RESPECT TO THE VIGNERI CHOCOLATE, INC. (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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) IF NECESSARY, A 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 J. Popli to approve the resolution, second by L. Bolzner, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

### **FiveTwentyFive East Broad LLC**

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FiveTwentyFive East Broad LLC, (525), is a real estate holding company, owned by Konar Holding Corp. The company proposes the construction of 4 buildings in City of Rochester's Neighborhood of Play (NOP). This is Phase 2, the final phase, in the redevelopment of the area. One of the buildings will be residential, one retail, with the remaining two a mix of residential, office and retail. The 190 residential units will range from studio to three bedroom apartments with rents ranging from \$655 to \$2,825 per month with at least 60% of the units considered affordable, at 80% of the Area Median Income. This \$42.3 million project supports the NOP project which will include an expansion to The Strong Museum, a parking garage, a family themed hotel, residential and retail/office space. The City of Rochester has requested the issuance of an 11 year PILOT for this phase. In addition to the PILOT, the applicant is seeking sales tax and mortgage recording tax exemption. Projected job creation is 3.5 jobs, requirement is 1. The benefit to incentive ratio is 2.1:1.

The applicant was represented by Gary Izzo. After discussion, Chair Burr asked for a motion to table the project until next month to clarify the ownership structure.

On motion by T. Milne to table the project, second by L. Bolzner, a roll call vote resulted as follows and the project was tabled:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Abstain

**Reliant Staffing Systems dba Career Start**

Reliant Staffing Systems Inc. DBA Career Start (Career Start) is a private, full-service employment firm. The company has been providing reliable staffing solutions for companies of all sizes since 2007. Career Start is headquartered in Rochester, NY and has an office in Buffalo, NY. In May 2019, the Career Start office building in Cornhill was destroyed by a fire. The Company was able to secure a short term lease for new office space in the City of Rochester and needs to purchase new tech equipment for their operations. Career Start is proposing to purchase computers, monitors, phones, printers, scanner, copier, wiring, etc. for their current office space. The Company has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for purchases of \$100,000. The Benefit/Incentive ratio is 6:1.

The applicant was represented by Lindsay McCutchen. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA TAKING OFFICIAL ACTION TO (i) APPOINT RELIANT STAFFING SYSTEMS INC. D/B/A CAREER START AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION AND INSTALLATION OF EQUIPMENT IN, ON OR AROUND THE FACILITY, AND (iii) EXECUTE A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by A. Meleo, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

**Mammoth Property Holdings**

Mammoth Property Holdings, LLC, a real estate holding company, proposes equip and renovate a 31,878 sq. ft. facility at 55 Science Parkway in the City of Rochester. The tenant, Caci International, Inc., designs and manufacturers radio equipment for the military and other government agencies. The \$400,300 project will impact 84 FTEs and is projected to create 225 new FTEs over the next three years. The applicant is seeking approval of sales tax exemption only. The Benefit/Incentive ratio is 898:1.

The applicant was represented by Nicole McCool, Facility Director. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA TAKING OFFICIAL ACTION TO (i) APPOINT MAMMOTH PROPERTY HOLDINGS LLC AND ITS TENANT (DEFINED BELOW) AS ITS AGENTS TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION AND INSTALLATION OF EQUIPMENT IN, ON OR AROUND THE FACILITY, AND (iii) EXECUTE A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by A. Meleo, second by J. Popli, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

Executive Director Adair presented the following project modifications for consideration:

**Fairview at Town Center II – Extension**

Fairview at Town Center II LLC originally received Board approval in December 2017 as 2695 Apartments II LLC. The project is constructing 249 market rate rental units in the Town of Henrietta. This property is adjacent to the former Dome Arena site. The applicant is seeking an extension of the sales tax exemption through June 30, 2021.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO FAIRVIEW AT TOWN CENTER II LLC (THE "COMPANY") THROUGH JUNE 30, 2021.

On motion by J. Popli to approve the resolution, second by L. Bolzner, all aye, the motion carried.

**APM Holdings LLC – Extension and Increase**

APM Holdings, LLC is a real estate holding company for Addison Precision Manufacturing Corporation. Addison was founded in 1951 and provides complex, close tolerance precision machined parts for the aircraft, aerospace, medical and defense industries throughout the world. The project impacted 79 FTEs and is projected to create 8 FTEs over the next three years. APM was previously approved for an increase in project costs of \$1,549,500 to \$8,156,000 in June 2018. APM Holdings is requesting an \$856,417 increase in project costs and associated sales tax exemption, as well as property tax abatement to add a 5,300 sq. ft. storage building to the project. The total project cost is now \$9,012,417 million. The revised benefit/incentive ratio is 1.2:1

After discussion, Chair Burr asked for a motion to table the project to clarify the scope of the project.

On motion by A. Meleo to table the project, second by J. Popli, a roll call vote resulted as follows and the project was tabled:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

The Board resolved to go into Executive Session under Section 105(1)(d) of the NYS Public Officers Law upon motion by J. Popli, second by A. Meleo, all aye, the motion was approved. A motion by J. Popli, second by L. Bolzner to end Executive Session and continue the regular meeting, all aye, was approved.

Executive Director Adair distributed information to board members regarding the LadderzUp program.

On motion by J. Popli, second by A. Meleo, all aye, a motion carried to appoint L. Bolzner as board secretary.

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No members of the public spoke before the board, although one person had signed up.

There being no further business and on motion by L. Bolzner, second by A. Meleo, all aye, the regular meeting of the Board of Directors of Imagine Monroe was adjourned.

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Lisa Bolzner, Secretary