



BOARD MEETING MINTUES
August 20, 2019

Time & Place: 12:00 p.m., Greece Town Hall, 1 Vince Tofany Boulevard, Rochester, NY 14612
Board Present: A. Burr, L. Bolzner, J. Lusk, A. Meleo, T. Milne, J. Popli
Board Absent: None
Also Present: J. Adair (Executive Director), R. Baranello, Esq. (Harris Beach PLLC),
K. Loewke (Loewke Brill)

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 July 23, 2019 meeting were approved.

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

J. Adair presented the financial report for July 2019.

J. Adair presented the following projects for consideration:

ITX Corp.

ITX Corp. (ITX) is a global software product development company in its 22nd year of business. The company works with leading brands both nationally and internationally. ITX employs approximately 105 people in the U.S. and has offices in Monroe County, Syracuse, Cincinnati, Tulsa and Portland. There are currently 61 FTEs working in the Monroe County office. To accommodate their growing business, ITX is proposing an expansion and relocation of their corporate HQ from Pittsford to the City of Rochester. The proposed project includes renovation of 14,000 square feet in the Metropolitan building. The construction will include a conference center in which the company will train its entire U.S. workforce. The proposed \$1.1 million project will impact 61 FTEs and is projected to create 50 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 290:1.

The applicant was represented by L. Goldman. 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 ITX CORP. (OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY")) AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (II) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE RENOVATION AND EQUIPPING OF THE PROJECT; AND (III) AUTHORIZE THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS AND (IV) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA.

On motion by J. Popli 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	Abstain	J. Popli	Yea

Precision Grinding and Manufacturing Corp.

Precision Grinding and Manufacturing Corporation (PGM) is a full service precision manufacturing corporation specializing in precision CNC machining, turning, grinding and assembly. To accommodate growth, PGM is proposing a 12,000 square foot expansion to their existing facility in the City of Rochester. In 2014, PGM built a 20,000 square foot addition to the building and due to equipment additions and employment increases, the company has nearly filled that space. The proposed \$1.5 million project will impact 155 FTEs and is projected to create 12 new FTEs over the next three years. The applicant is seeking approval of Sales Tax Exemptions on construction materials and furniture/fixtures related to the project. The Benefit/Incentive ratio is 47:1.

The applicant, represented by Mike Hockenberger and Nick Baldassara, 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 PRECISION GRINDING AND MANUFACTURING CORPORATION (OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY")) AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (II) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; (III) AUTHORIZE THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS AND (IV) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA.

On motion by A. Meleo to approve the resolution, second by J. Lusk, 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	Yea	J. Popli	Yea

Bausch & Lomb Inc.

Bausch + Lomb, Inc. (B+L) founded in 1853, is a manufacturer of eye health products. The company proposes an 110,000 sq. ft. building expansion on the N. Goodman St. campus. The \$140 million expansion will house a new manufacturing platform for novel silicon hydrogel contact lenses. The new building will be energy efficient and seek LEED Silver certification. B+L seeks sales and mortgage recording tax exemptions as well as the Enhanced JobsPlus property tax abatement. B+L projects increased employment of 100 FTEs over the next 3 years as a result of this expansion. The job requirement is 100. The benefit to incentive ratio is 17:1.

The applicant was represented by N. Spallina. 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 BAUSCH & LOMB INCORPORATED (THE "COMPANY") PROJECT (THE "PROJECT"); (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 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	Abstain	J. Popli	Yea

Rock Environmental, Inc.

Rock Environmental Inc. (RE) provides a wide range of environmental and industrial services to the private sector, power utilities and public agencies, including emergency response, remediation, demolition, industrial cleaning, asbestos removal and lead abatement. RE is proposing to purchase a commercial grade, truck mounted cleaning system and two cargo vans equipped for technicians at work sites. RE currently employs 26 FTEs and expects to create 2 new full-time positions, over the next year, to meet demand. RE has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking Sales Tax Exemption for purchases of \$102,899. The Benefit/Incentive ratio is 15:1.

The applicant was represented by T. Resser. 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 ROCK ENVIRONMENTAL, INC. (OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY")) AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR THE PURCHASE OF SERVICE VEHICLES; AND (iii) EXECUTE A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by J. Lusk 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	Yea	J. Popli	Yea

Chair Burr made a motion to lift the FiveTwentyFive East Broad LLC project from the table, second by L. Bolzner, all aye, the motion carried.

FiveTwentyFive East Broad LLC

FiveTwentyFive East Broad LLC, (525), is a real estate holding company, owned by the Konar Family. 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 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 3.1:1.

The applicant was represented by H. Konar. 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 APPOINTING FIVETWENTYFIVE EAST BROAD LLC (THE "COMPANY") AS AGENT OF THE AGENCY TO UNDERTAKE A CERTAIN PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT; AUTHORIZING THE ACQUISITION OF A LEASEHOLD INTEREST IN THE FACILITY; AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS; AUTHORIZING THE 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 MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT, AND (C) A PARTIAL REAL PROPERTY TAX ABATEMENT THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

On motion by A. Meleo 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	Yea	J. Popli	Abstain

45 Becker Road

45 Becker Road, LLC, (45 Becker) a real estate holding company, proposes to renovate 40,000 square feet at 45 Becker Road. The tenant Orolia USA, Inc. (Orolia) develops and manufactures resilient positioning, navigation and timing platforms which result in the modern navigation commonly known as Global Positioning System (GPS). Orolia's clients include NASA, Raytheon, and Harris. The \$4 million project will provide Orolia additional R&D and manufacturing capacity. 45 Becker seeks Sales Tax and Mortgage Recording Tax Exemption as well as the JobsPlus property tax abatement on the \$3,328,801 building investment. Orolia seeks Sales Tax Exemption on materials, equipment and furnishings on

\$675,500 in purchases. The project will impact 90 existing employees and is expected to create an additional 20 FTEs over 3 years. The benefit to incentive ratio is 59.1:1.

The applicant was represented by H. Konar. 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) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2019, WITH RESPECT TO THE PROJECT; (ii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINT 45 BECKER ROAD, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND THE TENANT AS ITS AGENTS TO UNDERTAKE THE PROJECT; (iv) AUTHORIZE 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) AUTHORIZE 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 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	Yea	J. Popli	Yea

J. Adair presented the following project modifications for consideration:

APM Holdings LLC - Extension

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. APM Holdings is requesting an extension on the sales tax exemption through December 31, 2019 to complete final site work and paving.

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 APM HOLDINGS LLC (THE "COMPANY") THROUGH DECEMBER 31, 2019.

On motion by T. Milne to approve the resolution, second by L. Bolzner, all aye, the motion carried.

Court Street Rochester, LLC - Extension

Court Street Rochester, LLC is a real estate holding company that is constructing a 5-story mixed use building along the Genesee River consisting of residential units and commercial/retail/office space. Court Street Rochester, LLC is requesting an extension on the sales tax exemption through June 30, 2020 due to ongoing construction.

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 COURT STREET ROCHESTER LLC (THE "COMPANY") THROUGH JUNE 30, 2020.

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

Executive Director Adair presented the July 2019 LadderzUp Status Report.

Executive Director Adair presented a proposal to add health care programming to the LadderzUp program. On motion by J. Popli, second by L. Bolzner, all aye, the health care program at Monroe Community College was approved, not to exceed \$345,750 for 1 year.

Executive Director Adair presented a proposal to support art education and workforce development programs at GEVA Theater. On motion by L. Bolzner, second by J. Lusk, all aye, the board approved the proposal from GEVA as presented, not to exceed \$10,000.

No members of the public spoke before the board.

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


Lisa Bolzner, Secretary