



COUNTY OF MONROE  
**COMIDA**

INDUSTRIAL DEVELOPMENT AGENCY

**BOARD MEETING MINUTES**

**January 18, 2022**

Time & Place: 12:00 p.m.

Board Present: A. Burr, J. Popli, L. Bolzner, R. King, T. Milne, J. Alloco

Board Absent: None

Also Present: R. Finnerty, R. Baranello, Esq., R. Caico, L. Birr, A. Clark, G. Genovese, K. Loewke, Brian Lafountain, J. Visca

Chair Burr called the meeting to order at 12:01 p.m.

On motion by T. Milne, second by J. Alloco, all aye, the minutes from the December 21, 2021 meeting were approved.

K. Loewke presented the Local Labor Monitoring Report for December 2021 and the Annual Report for 2021.

Brian Lafountain provided an update on the Amazon Gates project.

G. Genovese presented the financial report for December 2021.

R. Finnerty presented the following projects for consideration:

**1365 Emerson Street LLC/Tri Tower Telecom Corp.**

1365 Emerson Street LLC, a real estate holding company, is acquiring and renovating a warehouse facility, in the City of Rochester, for its tenant, Tri Tower Telecom Corp., a related entity. Tri Tower is a hardware and services company that supports those who power the internet, data centers and other communications networks. A portion of the warehouse will be converted to office space to accommodate Tri Tower's administrative and sales staff, which is necessary as it continues to expand operations. Tri Tower anticipates creating 4 new jobs in addition to its current 31 FTEs. The applicant is seeking mortgage recording tax and sales tax exemptions. The tenant is seeking a sales tax exemption. The cost to benefit ratio is 131:1.

The applicant was represented by Alex Whitaker. 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. A public hearing was not required for this project.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (ii) APPOINT 1365 EMERSON STREET LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND TRI TOWER TELECOM CORPORATION, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT") AS ITS AGENTS TO UNDERTAKE THE PROJECT; (iii) AUTHORIZE FINANCIAL ASSISTANCE TO THE

COMPANY AND THE TENANT IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT AND (B) A MORTGAGE RECORDING TAX EXEMPTION; AND (iv) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF PROJECT AGREEMENTS, A LEASE AGREEMENT, A LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by J. Alloco, second by L. Bolzner for inducement and final resolution approving a mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
T. Milne	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea

**Erie Station 241 LLC/CooperVision, Inc.**

Erie Station 241 LLC, a real estate holding company, is renovating and equipping two vacant facilities for its tenant CooperVision, Inc. in the Town of Henrietta. CooperVision Inc. is a world-leading manufacturer of contact lenses. It is anticipated that CooperVision will submit an application at a later date to assume the real property tax abatement when they purchase the building from the applicant. The renovated and expanded facility will be used for packaging and distribution of contact lenses. CooperVision plans to create 73 new FTE's in addition to the existing 537 FTE's. The landlord is seeking a real property tax abatement, mortgage recording tax and sales tax exemptions. The tenant is seeking a sales tax exemption. The cost benefit ratio is 8:1.

The applicant was represented by Gary Izzo and Michael Trojian (Erie Station 241) and Michele Bosa (CooperVision). 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 but may have a possible local labor exemption related to the exterior skin of the building, due to warranty issues. The applicant was reminded of the new apprenticeship requirement for warranty exemptions that became effective January 1, 2022. R. Baranello stated there were no comments at the public hearing which was held on January 13, 2022.

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 JANUARY 13, 2022, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ERIE STATION 241 LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY") AND COOPERVISION, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENTIN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF PROJECT AGREEMENTS, A LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by R. King, second by J. Popli, for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
T. Milne	Yea	R. King	Yea
L. Bolzner	Abstain	A. Burr	Yea

**Li-Cycle North American Hub, Inc.**

Li-Cycle North America Hub, Inc. is proposing to construct a new manufacturing operation in the Town of Greece to process the black mass concentrate, which is an intermediate product generated from the recycling of Lithium-ion batteries. This project works in conjunction with the associated Warehouse Facility being built adjacent to this facility. In December 2021, the applicant was approved for a sales tax exemption and is now applying for a custom 15-year PILOT agreement that includes a fixed project value not to exceed \$250 million and an increase to the sales tax exemption. The Town of Greece has submitted a letter confirming the special PILOT agreement. The project cost has increased from \$182 million to a \$533 million project and is projected to create 227 new FTEs over the next three years. The Benefit/Incentive ratio is 6:1.

The applicant was represented by Kevin McAuliffe and Karen D'Antonio. 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. Baranello stated there were no comments at the public hearing which was held on January 13, 2022.

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 JANUARY 13, 2022, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY LI-CYCLE NORTH AMERICA HUB, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AN 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 J. Alloco, second by J. Popli, for inducement and final resolution approving a real property tax abatement and sales tax exemption, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
T. Milne	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea

**Wolf Solar LLC**

Wolf Solar LLC, is proposing the development of a 3.6 MW (AC), solar energy project on an approximately 43 acre portion of an approximately 96-acre parcel of land in the Town of Sweden. The project will provide a benefit to the local community by enabling residents to participate in a share of a local clean energy project and receive a credit on utility bills. Wolf Solar LLC's parent company, Saturn Power Corp., has a proven track record with solar projects. The applicant is seeking approval of sales and mortgage recording tax exemptions only on the \$8,800,000 project. The Benefit/Incentive ratio is 8:1.

The applicant was represented by Pat Goodale. 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. Baranello stated there no comments at the public hearing which was held on December 17, 2021.

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 DECEMBER 17, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY WOLF SOLAR LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AN 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 MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by L. Bolzner, second by J. Popli, for inducement and final resolution approving a mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
T. Milne	Nay	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea

**Mantisi Solar LLC**

Mantisi Solar LLC, is proposing the development of a 5 MW (AC), solar energy project on an approximately 34 acre portion of an approximately 71-acre parcel of land in the Town of Sweden. The project will provide a benefit to the local community by enabling residents in the area to participate in a share of a local clean energy project and receive a credit on utility bills. Mantisi Solar LLC's parent company, Saturn Power Corp., has a proven track record with solar projects. The applicant is seeking approval of sales and mortgage tax exemptions only on the \$13,200,000 project. The Benefit/Incentive ratio is 8:1.

The applicant was represented by Pat Goodale. 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. Baranello stated there were no comments at the public hearing which was held on December 17, 2021.

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 DECEMBER 17, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MANTISI SOLAR LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AN 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 MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by J. Popli, second by J. Alloco, for inducement and final resolution approving a mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
T. Milne	Nay	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea

R. Finnerty presented the following project modifications for consideration:

**Indus South Union Street LLC – Increase**

Indus South Union Street, LLC, a real estate holding company, affiliated with Indus Hospitality Group, is constructing a Hampton Inn & Suites hotel adjacent to The Strong National Museum of Play in the City of Rochester. The project was approved by the board in March 2020 for mortgage recording tax exemption, sales tax exemption as well as a property tax abatement. The applicant previously received approval for an extension of the sales tax exemption through June 30, 2024. The applicant is now requesting an increase in project costs of \$2,830,000. The total project cost is now \$28,580,000.

The applicant was represented by Steve Hall, Esq. and Jett Mehta.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO INDUS SOUTH UNION STREET, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS APPROVED BY THE AGENCY IN ITS RESOLUTION ADOPTED ON MARCH 17, 2020; and (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli to approve the resolution, second by R. King, all aye, the motion carried.

**Tony Cilino (LLC TBD) – Assumption of Hive @ 155 LLC**

Hive @ 155 LLC is a mixed-use development in the St. Paul quarter in the City of Rochester. The project consists of live/work lofts and retail. The applicant is requesting approval to assume the real property tax abatement.

The applicant was represented by Sharon Burrows.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY HIVE @ 155 LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 155-163 AND 169-173 ST. PAUL STREET IN THE CITY OF ROCHESTER, NEW YORK, TO ANTHONY CILINO, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

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

**HFC Associates, LLC – Assumption of 795 Monroe LLC**

795 Monroe Avenue Inc. redeveloped the former Theater Confections building in the Upper Monroe neighborhood in the City of Rochester into apartments. The applicant is requesting approval to assume the real property tax abatement.

The applicant was represented by Don Lasher.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY 795 MONROE LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 795 MONROE AVENUE IN THE CITY OF ROCHESTER, NEW YORK, TO HFC ASSOCIATES, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli to approve the resolution, second by T. Milne, all aye, the motion carried.

**Alkemy Machine LLC – Extension**

Alkemy Machine, LLC, is purchasing and renovating a 130,000 square foot building in the Town of Henrietta. Alkemy Machine business operations consist of sheet metal fabrication, precision welding, precision machining, powder coating and assemble. This project was approved by the board in July 2020 for sales tax exemptions only. The applicant previously received approval for an extension of the sales tax exemption through December 31, 2021 due to COVID related construction delays. The applicant is seeking an extension on the sales tax exemption through December 31, 2023 due to project investment taking longer than expected.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO ALKEMY MACHINE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2023, AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Ren Square LLC – Extension**

REN SQUARE, LLC, a real estate holding company, has purchased the historic Glenny Building located downtown in the City of Rochester. The long-vacant and historic building will be redeveloped into a mixed-use property. The project was approved in October 2020 for a sales tax exemption, mortgage recording tax exemption and PILOT. The applicant is seeking an extension on the sales tax exemption through December 31, 2022 due to COVID related 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 REN SQUARE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022.

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

**Butler/Till Media Services LLC – Extension**

Butler/Till Media Services Inc. is relocating its advertising and communications firm to the City of Rochester. This project was approved by the board in November 2020 for a sales tax exemption only of \$384,000. The applicant is seeking an extension on the sales tax exemption through December 31, 2022 due to material shortages and supply chain backlogs. The project is still awaiting furniture, IT equipment and other materials to arrive for installation at the site.

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 BUTLER/TILL MEDIA SERVICES, INC. (THE "COMPANY") THROUGH DECEMBER 31, 2022.

On motion by J. Popli to approve the resolution, second by R. King, all aye, the motion carried.

**Rochester Clinical Research, Inc. – Extension**

Rochester Clinical Research Inc. is renovating its existing building in the Town of Irondequoit to accommodate business growth. Rochester Clinical Research, founded in 1994, provides access to clinical research studies. The board approved a sales tax exemption only in May 2021. The applicant is seeking an extension on the sales tax exemption through June 30, 2022 due to the project supplies and equipment delays.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO ROCHESTER CLINICAL RESEARCH, INC. (THE "COMPANY") THROUGH JUNE 30, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Skywave Communications, Inc. – Extension**

Skywave Communications, Inc. is a Motorola Solutions Service Elite Specialist and certified service center. In May 2021, Skywave Communications was approved for a sales tax exemption. The applicant is seeking an extension on the sales tax exemption through June 30, 2022 due to COVID related delays in receiving the Ford F450 Truck and Ford Transit van with interior modifications.

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 SKYWAVE COMMUNICATIONS, INC. (THE "COMPANY") THROUGH JUNE 30, 2022.

On motion by R. King to approve the resolution, second by J. Popli, all aye, the motion carried.

The Compliance Committee Report was given by A. Burr. The Compliance Committee met on January 14, 2022 and reviewed the information received from the remaining two projects that were seeking a job creation waiver for 2020. The committee recommends that the full board grant a waiver for both of the projects. On motion by J. Alloco, second by L. Bolzner, all aye, motion carried to grant a job creation waiver to the following projects as identified by project code: 2602 11 030 A and 2602 13 045 A.

R. Finnerty introduced Marcy Lynch and Jim Gertner from MCC who provided an update on the MPower Healthcare Program. After discussions, on motion by J. Alloco, second by J. Popli, all aye, motion carried to support the MPower Healthcare program from January – June 2022 for \$200,000.

R. Finnerty provided information on the ProTRACK Plus Customer Relationship Manager software program. After discussions, on motion by L. Bolzner, second by J. Alloco, all aye, motion carried to purchase the ProTrack Plus Customer Relationship Manager software program for \$12,500 for one year.

R. Finnerty introduced the January 2022 Dashboard Report that will be included in the board packet on a monthly basis. Based on feedback from the board, staff created this report to keep the board updated on project data.

R. Baranello provided an update regarding the sale of the Brew Road property. Solar Energy Partners, LLC are exercising the option of the contract to extend the diligence period for 3 months on top of the 6 months which has already been approved. A title report has been ordered to determine ownership of the transmission lines on the property which is expected within the next 3-4 weeks. At this time there is no action needed but at a later date, the buyers may request an additional 2 month extension in addition to the already approved 9 months due to the transmission line issue.

There being no further business the regular meeting of the Board of Directors was adjourned on motion by J. Alloco, second by J. Popli, all aye, at 1:39 p.m.

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Lisa Bolzner, Secretary