



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

**BOARD MEETING MINUTES**  
**March 29, 2022**

Time & Place: 12:00 p.m. at CityPlace Building

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

Board Absent: None

Also Present: R. Baranello, Esq., R. Finnerty, R. Caico, A. Clark, L. Birr, A. Vulaj, G. Genovese, B. LaFountain, J. Visca

Chair Burr called the meeting to order at 12:00 p.m. and L. Bolzner led the in board the Pledge of Allegiance.

On motion by J. Popli, second by J. Alloco, all aye, minutes of the February 15, 2022 meeting were approved.

B. LaFountain presented the labor exemption report for February 2022. There were no exemptions to report on. B. LaFountain gave a verbal report that focused on the upward curve and highlighted the overall reduction in steel workers (while noting an increase in local steel workers on site currently.) He also stated the project has achieved its goal of payment allocation to local contractors/subcontractors. He stated that the projections have the project hitting 69% of manpower and noted best efforts will be used to reach the 70% goal.

The local labor monitoring report for February 2022 was reviewed with no questions.

G. Genovese presented the financial report for February 2022.

R. Finnerty presented the following projects for consideration:

**American Management/American Fleet Maintenance, Inc.**

America Management, a real estate holding company, is adding 8,000 sq ft to its existing building for its tenant American Fleet Maintenance, a related entity. American Fleet Maintenance performs vehicle maintenance and repair on light duty to heavy duty trucks and trailers for local and national fleets. The expansion will improve the working environment, create new jobs and increase their capacity. American Fleet Maintenance will also be upgrading equipment and a portion of the additional space will be used as a training area. American Fleet Maintenance plans to create 3.5 new FTE's in addition to its existing 17 FTE's. The \$1.65 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 12:1.

The applicant was represented by David Connors. 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. Ms. Baranello stated there were no comments at the public hearing which was held on March 24, 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 MARCH 24, 2022, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY AMERICAN FLEET MAINTENANCE, 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 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) 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 R. King, second by L. Bolzner for inducement and final resolution approving a sales tax and mortgage recording tax exemption, and PILOT, a roll call vote resulted as follows and the motion carried:

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

### **CooperVision Inc.**

CooperVision Inc. is a leading manufacturer of contact lenses with manufacturing and distribution facilities in multiple countries. CooperVision Inc. is proposing a renovation and expansion of their existing facility in Scottsville to accommodate growth in its Biofinity product line. Approximately 5,500 sq. ft. of existing space will be renovated and approximately 7,000 sq. ft. will be added. CooperVision Inc. plans to create 100 new FTE's in addition to its existing 158 FTE's. The \$23.5 million project is seeking the Enhanced JobsPlus real property tax abatement and sales tax exemption. The cost benefit ratio is 27:1.

The applicant was represented by David Werth and David Burke. 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 questions asked at the public hearing which was held on March 24, 2022. The Town Supervisor is generally in favored of the project but expressed concern about the property tax abatement generally because the town has a small tax base and a number of agricultural exemptions. A member of the public expressed concerns because they neighbor the property but that would fall under the planning and zoning department of the town and village. Another member of the public spoke in favor of the project.

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 MARCH 24, 2022, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY COOPERVISION, 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 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, RENOVATION 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 T. Milne 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
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

#### **1200 Lee Road LLC/Alliance Precision Plastics Corporation**

Alliance Precision Plastics is a manufacturer with two facilities in Monroe County and one facility in Spindale, NC. Alliance Precision Plastics designs and builds injection mold tooling and parts for a number of different industries including medical products, industrial tools, consumer durables, and business office machines. The proposed project will expand and renovate the current space at the Lee Road facility and will consolidate the injection molding operations from the Elmore Drive facility. This renovation will add nearly 25,000 square feet to the existing building. The \$6.2 million project is projected to create 35 new FTEs in addition to the 220 existing jobs. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 9:1.

The applicant was represented by Ed Brillante and Joe Williams. 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. Ms. Baranello stated there were no comments at the public hearing which was held on March 24, 2022.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) APPOINT 1200 LEE ROAD LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND ALLIANCE PRECISION PLASTICS CORPORATION (THE "TENANT") AS ITS AGENTS TO UNDERTAKE A CERTAIN PROJECT; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING 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 R. King, second by J. Alloco for inducement and final resolution approving sales tax exemptions, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea

L. Bolzner    Yea            A. Burr        Yea  
T. Milne     Yea

R. Finnerty presented the following project modifications for consideration:

**MS International Inc. - Extension**

MS International, Inc. is a leading wholesale distributor of flooring, countertops, wall tile and hardscaping products. The applicant was granted a sales tax exemption in December 2020 and is seeking an extension of the sales tax exemption through June 30, 2022 because of closing 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 MS INTERNATIONAL, INC. (THE "COMPANY") THROUGH JUNE 30, 2022.

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

**2064 Fairport Nine Mile Point Road Associates, LLC – Assignment/Assumption**

2064 Fairport Nine Mile Point Road Associates is selling the property to MMRE Acquisitions LLC. The facility is used for sports medicine, sports, spine and hand rehabilitation, urgent care, and general orthopedics. 2022 is the last year for benefits.

The applicant was represented by Fred Rainaldi.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY 2064 NINE MILE POINT ASSOCIATES, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 2064 FAIRPORT NINE MILE POINT ROAD IN THE TOWN OF PENFIELD, NEW YORK, TO MMAC PIX2 PENFIELD NY SPE, LLC, 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 R. King, all aye, the motion carried.

R. Finnerty presented a request for the Rochester International Jazz Festival. Marc Iacona, Jean Dalmath and Josyln gave a presentation for the request. Upon motion by R. King, second by L. Bolzner, all aye, motion carried to approve the execution and delivery of a contract with the Rochester International Jazz Fest for the purpose of funding an internship program in an amount not to exceed \$75,000.

R. Finnerty introduced Anna Vulaj Fitzsimmons, the Program Director of PTAC. Anna presented an overview of the PTAC Annual Report and the 2022-2023 funding request. Upon motion by J. Popli, second by J. Alloco, all aye, motion carried to approve the funding of PTAC for the 2022-2023 fiscal year in an amount not to exceed \$91,260.

R. Finnerty presented the 2021 Annual Report.

The Audit Committee Report was given by Chair Burr. The Audit Committee met on March 22<sup>nd</sup> and reviewed the audit, the audit committee charter and certain policies. Mengal, Metzger, Barr presented the draft 2021 audit. The audit was unmodified with no significant deficiencies or material weaknesses. The committee re-adopted its charter and recommended that the full board accept the 2021 financial audit and re-adopt the Internal Control & Financial Accountability Policy and the Whistleblower Policy with no changes. Lastly, the committee reviewed its self-evaluation and noted that there are no issues.

Tom Zuber gave a presentation summarizing the 2021 financial audit. On motion by R. King, second by J. Popli, all aye, motion carried the board accepted the 2021 financial audit as presented.

The Finance Committee Report was given by Chair Burr. The Finance Committee met on March 22<sup>nd</sup> and reviewed the fee schedule, finance committee charter and certain policies. The committee re-adopted its charter and recommended that the full board re-adopt the Investment and Deposit Policy with the added language of a \$15M cap on deposits with a single financial institution. The committee also recommended the full board re-adopt the Disposition of Property Policy, the Procurement Policy and the fee schedule with no changes. The committee reviewed its self-evaluation with no issues.

The Compliance Committee Report was given by Chair Burr. The Compliance Committee met on March 22<sup>nd</sup> and reviewed a letter from the City of Rochester to terminate a PILOT agreement for a property located at 33 N. Plymouth Avenue. The committee recommended that the full board authorize notification to the owner of default and termination of the PILOT if the default is not cured. The committee also reviewed and approved the annual compliance review process/procedures and recommended the full board re-adopt with no changes. On motion by J. Popli, second by J. Alloco, all aye, motion carried to authorize notification to the owner of the default and termination of the PILOT agreement if the default is not cured.

The Governance Committee Report was given by Chair Popli. The Governance Committee met on March 22<sup>nd</sup> and reviewed all polices, by-laws, charter, the mission statement and 2021 measurement report as well as the board evaluation summary. The committee re-adopted its charter and recommended the full board to re-adopt the Investment and Deposit Policy with the added language of a \$15M cap on deposits with a single institution and the Renewable Energy Projects Policy with added language of a one-time payment in an amount equal to \$25,000 to be used for workforce development. The committee also recommended the full board re-adopt all other polices with no changes. The committee recommended the full board to re-adopt the By-laws with changes related to signing authority, the Mission Statement with the removal of the word "recreational" and adopt the Performance Measurement Report.

On motion by J. Popli, second by R. King, all aye, motion carried for the full board to re-adopt the policies, with changes as discussed.

On motion by J. Popli, second by R. King, all aye, motion carried for the full board to re-adopt the By-laws, with changes as discussed.

On motion by J. Popli, second by J. Alloco, all aye, motion carried for the full board to re-adopt the Mission Statement, with changes as discussed, and adopt the Performance Measurement Report.

On motion by J. Alloco, second by R. King, all aye, motion carried to appoint the following officers:

Ann Burr, Chair

Jay Popli, Vice Chair  
Troy Milne, Secretary  
Lisa Bolzner, Treasurer  
Ethics Officers – Chair of Audit Committee  
Contracting Officer – Executive Director

On motion by J. Popli, second by J. Alloco, all aye, motion carried to appoint the following board members to the Finance Committee: Ann Burr, Lisa Bolzner, Rhett King and Troy Milne.

On motion by J. Popli, second by J. Alloco, all aye, motion carried to re-adopt the Audit Committee, Finance Committee and Governance Committee Charters.

The Board Evaluation Summary was reviewed and discussed using the results to guide board training opportunities in 2022.

There being no further business to discuss, on motion by T. Milne, second by J. Popli, all aye, the regular meeting of the Board was adjourned at 1:51 p.m.