



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

DRAFT
BOARD MEETING MINUTES
August 20, 2024

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

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

Also Present: A. Liss, R. Finnerty, R. Baranello, Esq., T. Francis, K. Loewke, G. Genovese

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

On motion by N. Jones, second by L. Bolzner, all aye, minutes of the July 16, 2024 meeting were approved.

K. Loewke presented the local labor monitoring report for July 2024.

Executive Director Liss presented the local labor exemption report for July 2024, on behalf of B. Lafountain

G. Genovese presented the financial report for July 2024. T. Milne questioned how the financial report tracks the interest income earned on the investments. G. Genovese stated the interest goes back into cash account. T. Milne asked for a report to track the interest income earned on the investments. T. Milne stated that he would also like to see the fiduciary insurance policy.

Gleason Corporation

The Gleason Corporation proposes the renovation of its 700,000 sq ft building originally built in the early 1900s in the City of Rochester. This project involves major plant reconfiguration, improved infrastructure, and significant equipment upgrades. Renovations include HVAC upgrades, roof replacement, restoration of factory floors, creation of new office spaces, and restoration of the exterior building structure. The renovation of Gleason Works Rochester will allow the company to expand their specialized gear services and automation businesses, relocate their plastic gears business from Bergen, NY to support growth, and develop a digital manufacturing solutions platform. These investments will allow The Gleason Corporation to maintain global competitiveness and grow in Rochester while retaining jobs that could have gone elsewhere. This \$17 million project is expected to create 34 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption. The Benefit/Incentive ratio is 46:1.

The applicant was represented by Dominick Patriarca, VP Operations & General Manager. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate any local labor exemptions at this time. Ms. Baranello stated that there were no comments at the public hearing which was held on August 15, 2024.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO APPOINT (i) GLEASON 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 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 (AS DEFINED BELOW).

On motion by N. Jones, second by L. Bolzner for inducement and final resolution approving a sales tax exemption, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following modifications for consideration:

Boyatzies, Inc. – Increase and Extension

Boyatzies, Inc. dba Interstate Battery System of Rochester received board approval in September 2023 for a sales tax exemption for fleet upgrades and improvements to their headquarters in the Town of Henrietta. The application is now seeking an increase in project costs of \$124,132 as the original scope did not include necessary equipment upgrades nor an additional truck that needs to be replaced. The total project costs are now \$239,332 and the sales tax exemption is now not to exceed \$19,147. The applicant is also seeking and extension through December 31, 2025 as fleet upgrades are not expected to be made until early 2025.

The applicant was represented by Jimmy Boyatzies, General Manager

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO BOYATZIES, INC. D/B/A INTERSTATE BATTERY SYSTEM OF ROCHESTER (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; (ii) THE PURCHASE OF AN ADDITIONAL VEHICLE; (iii) THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT and (iv) THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli, second by N. Jones, all aye, motion carried to approve an increase in project costs and an extension of the sales tax exemption through December 31, 2025

J. Alloco arrived.

GS Optics, LLC - Increase

GS Optics, LLC, a tenant of Germanow-Simon Corp, received board approval in November 2023 for a sales tax exemption for the renovation of a 44,000 sq. ft. building in the City of Rochester. The applicant is seeking an increase in project costs of \$202,000 as the project now includes additional buildout and furnishings. The total project costs are now \$877,000 and the sales tax exemption is now not to exceed \$46,160.

The applicant was represented by Annette Cucchiara, Director of Finance and Ben Vespone, Principal Hardware Systems Engineer.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY ADDITIONAL FINANCIAL ASSISTANCE TO GS OPTICS LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by J. Popli, all aye, motion carried to approve an increase in project costs.

Hard Road Realty LLC/EEG Parking LLC - Assumption

LeFrois Development, LLC constructed a 32,000 square foot building that was leased to the University of Rochester in the Town of Webster. The project was primarily dedicated to Medical and Radiation Oncology services featuring a Linear Accelerator Vault, a unique device used in radiation treatments for patients with cancer that requires special construction as well as an Ophthalmology office and related services. LeFrois provided the building shell and the U of R completed interior renovations. The University of Rochester is purchasing the building through a for-profit LLC and will assume the LeasePlus PILOT agreement.

The applicant was represented by Mark Wright and Andrea Wright.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY HARD ROAD REALTY LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS (EACH AS DEFINED BELOW) IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 875 HARD ROAD IN THE TOWN OF WEBSTER, NEW YORK, TO EEG PARKING LLC; AND THE EXECUTION OF RELATED DOCUMENTS.

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

The Governance Committee Report was given by J. Popli. The Governance Committee met on July 23, 2024 and discussed the scope of the potential housing study and advised staff on what to include in the RFP. The committee discussed revising the mission statement to include specific mention of housing. The revised mission statement had been distributed to the board.

On motion by J. Popli, second by N. Jones, all aye, motion carried to approve and accept the amended mission statement as presented

Executive Director Liss introduced Chris Rapp from YAMTEP who will provide a program update and review the new request. N. Jones commented that he would like to acquire a follow-up report on participants who have completed the program in order to measure the impact of the program. As a condition to additional funding, YAMTEP will be required to provide such a report. On motion by L. Bolzner, second by R. King, all aye, motion carried to approve the execution and delivery of a contract with YAMTEP, Inc to support the workforce development program in an amount not to exceed \$520,000 for one year.

Executive Director Liss introduced Matt Hurlbutt from Greater Rochester Enterprise Economic Gardening Program to provide a program update and review the new request. On motion by R. King, second by J. Popli, all aye, motion carried to approve the execution and delivery of a contract with the Greater Rochester Enterprise for the Economic Gardening program in an amount not to exceed \$50,000 for one year.

Executive Director Liss discussed the need for the NYSDOT Passenger and Freight Rail Assistance Program resolution, which is required by NYS and authorizes COMIDA staff to access the NYS Department of Transportation's Equitable Business Opportunities System.

On motion by R. King, second by J. Alloco, all aye, motion carried to approve the Executive Director, Deputy Director, Director of Operations and Project Manager of the Agency to have access to the NYS DOT EBO (Equitable Business Opportunities) system.

Executive Director Liss discussed two PILOT Agreement modifications. The first, 1733 Ridge Rd LLC(former Medley Mall), will require an amendment to remove a parcel from the PILOT Agreement for the recently completed Aldi's store in the Town of Irondequoit. The second, I-Square, LLC, will require an amendment to remove a parcel, add a parcel and adjust the construction milestone provision. footage. J. Popli requested that the owner provide information to the board regarding the satisfaction of the investment milestone and how, despite that, the owner is unable to achieve the construction milestone. Both special PILOT Agreements require approval from the Town and respective School boards, as well as COMIDA board, and will be on a future agenda.

Executive Director Liss reviewed the current dashboard.

There being no further business to discuss, on motion by J. Popli, second by N. Jones, all aye, the regular meeting of the Board was adjourned at 1:15 p.m.