



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
September 20, 2022

Time & Place: 12:00 p.m. at Watts Conference Center

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

Board Absent: J. Popli

Also Present: A. Liss, R. Baranello, Esq., R. Finnerty, A. Clark, B. Lafountain, J. Loewke, G. Genovese,

Chair Burr called the meeting to order at 12:02 p.m. and T. Milne led the board in the Pledge of Allegiance.

T. Milne requested the minutes from August 16, 2022 be amended to reflect that after discussion, the MAPP program verbally agreed to honor the request from the District Manager and President to the Rochester Building and Trades Council. On motion by J. Alloco, second by L. Bolzner, all aye, minutes of the August 16, 2022 meeting were approved with amendment.

K. Loewke presented the local labor monitoring report for August 2022.

B. Lafountain presented the labor exemption report for August 2022. The report outlined 2 local labor exemptions. Pike Conductor DEV 1, LLC was granted one exemption related to the application and installation of spray-applied fireproofing and intumescent paint at the project site in Rochester, NY. Local 9 Plasterers and Local 210 Laborers are at full employment and required an out of area Union members to supplement the work force. The exemption was based on the “Specialized Construction / No local labor available” criteria.

A50EB, LLC was granted one exemption related to minor demolition and abatement work at the project site on East Broad Street in Rochester, NY. Exempted contractor is Empire Building Diagnostics. The exemption was based on the “No local labor available / Specialized construction” criteria.

G. Genovese presented the financial report for August 2022.

Executive Director Liss presented the following projects for consideration:

Magna Real Property AcquisitionsCo II LLC

Magna Real Property AcquisitionCo II LLC, a real estate holding company, is proposing to renovate Jetview Drive in the Town of Chili to consolidate employees into on location. Tenants in the building will include XL Manufacturing, CBC Manufacturing and Golf Products Wire EDM. The \$905,000 project is projected to create 20 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 65:1. Additionally, Magna Real Property AcquisitionCo I LLC received a real property tax abatement in 2021 on its current location at 55 Vanguard Parkway and is requesting approval to sell that building. At this time it is unknown if the buyer will request to assume the real property tax abatement.

The applicant was represented by Chad Carta. 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) MAGNA REAL PROPERTY ACQUISITION CO II LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND XLI MANUFACTURING, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT") AS ITS AGENTS TO UNDERTAKE THE PROJECT (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT IN THE FORM OF A SALES AND USE TAX EXEMPTIONS 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 J. Alloco, second by L. Bolzner for inducement and final resolution approving a sales tax exemption and sale of the facility located at 55 Vanguard Parkway, a roll call vote resulted as follows and the motion carried:

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

MRG Holdings 1 LLC

MRG Holdings 1 LLC, a real estate holding company, is constructing a new 12,000 sq foot building in the Town of Riga for its tenant Flying Horse Transport LLC, a related entity. The applicant is purchasing the COMIDA owned land on Brew Road later this year. This new facility will allow for a consolidation of equipment and employees into one location. Flying Horse Transport plans to create 20 new FTE's in addition to its existing 30 FTE's. The \$1.9 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 79:1.

The applicant was represented by Rinku Sharma. 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 September 15, 2022.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON SEPTEMBER 15, 2022, WITH RESPECT TO THE PROJECT (THE "PROJECT") BEING UNDERTAKEN BY MRG HOLDINGS 1 LLC (THE "COMPANY"); (ii) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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 UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT (THE "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. Alloco, second by R. King 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	Absent	J. Alloco	Yea
L. Bolzner	Yea	R. King	Yea
T. Milne	Yea	A. Burr	Yea
N. Jones	Yea		

American Packaging Corporation

American Packaging Corporation is a flexible packaging converter and renowned leader in the North American packaging industry that services the food, beverage, medical, personal care, agriculture and other specialty markets. American Packaging built a new manufacturing facility in the Town of Chili in February of 2017. Because of continued growth additional storage space is now needed for raw materials and finished product. This project will expand the current building by 53,000 square feet to create the needed storage space. American Packaging Corp plans to create 12 new FTE's in addition to the existing 122 FTE's. The \$9.7 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 8:1.

The applicant was represented by John Cairns. 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 September 15, 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 SEPTEMBER 15, 2022, WITH RESPECT TO THE PROJECT BEING UNDERTAKEN BY AMERICAN PACKAGING CORPORATION, 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 PAYMENTIN- 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 T. Milne, second by J. Alloco 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	Absent	J. Alloco	Yea
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L. Bolzner	Yea	R. King	Yea
T. Milne	Yea	A. Burr	Yea
N. Jones	Yea		

Executive Director Liss presented the following project modifications for consideration:

Wolf Solar LLC - Increase

Wolf Solar LLC, is developing 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. In January 2022, the project was approved for sales and mortgage recording tax exemptions. In July 2022, CVE North America, Inc. was approved to assume the sales and mortgage tax exemptions. The applicant is requesting an increase in project costs of \$1,600,000 due to market conditions and the original application did not factor in all project cost line items. The revised mortgage recording tax benefit is now \$70,200 and the total project cost is now \$10,400,000.

The applicant was represented by Carson Weinand.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO CVE NORTH AMERICA, INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; and (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by T. Milne, all aye, motion carried to approve the increase in the mortgage recording tax exemption.

Mantisi Solar LLC

Mantisi Solar LLC, is developing 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. In January 2022, the project was approved for sales and mortgage recording tax exemptions. In July 2022, CVE North America, Inc. was approved to assume the sales and mortgage tax exemptions. The applicant is requesting an increase in project costs of \$1,750,000 due to market conditions and the original application did not factor in all project cost line items. The new mortgage recording tax benefit is \$100,913 and the total project cost is now \$14,950,000.

The applicant was represented by Carson Weinand.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO CVE NORTH AMERICA, INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; and (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by T. Milne, all aye, motion carried to approve an increase in the mortgage recording tax exemption

Seneca Building Partners

In July 2018, Seneca Building Partners, LLC

entered into an agreement to purchase the Seneca Building and was approved to assume the 25 year custom property tax abatement. The applicant is seeking approval for a new tenant, MVP Health Plan, Inc. to occupy 33,000 sq. ft. on the first floor. MVP will have 75 FT and 10 PT employees on site.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE SUBLEASE BY SENECA BUILDING PARTNERS LLC (THE "COMPANY") OF A PORTION OF THE FACILITY (DEFINED BELOW), TO MPV HEALTH PLAN, INC.; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve the sublease to a new tenant at the facility.

Executive Director Liss presented a request for the Genesee Country Village and Museum Agricultural Fair. Upon motion by J. Alloco, second by T. Milne, all aye, motion carried to approve the execution and delivery of a contract in an amount not to exceed \$5,000 for 1 year.

Executive Director Liss presented the request from Eastman Business Park to partner with COMIDA in applying for Federal and NYS Rail Improvements Programs. Representatives from Eastman Business Park were David Bullwinkle, Arline Liberti, John Toto and Cathy Ryan. Lucas Brewer from Bergmann PC was also in attendance. With a motion from J. Alloco, second N. Jones, all aye, motion to approve the submission of State and/or Federal applications for railroad improvements to be undertaken by Eastman Kodak.

There being no further business to discuss, on motion by J. Alloco, second by T. Milne, all aye, the regular meeting of the Board was adjourned at 1:21 p.m.