



COUNTY OF MONROE
COMIDA

INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES

October 15, 2024

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

Board Present: A. Burr, N. Jones, R. King, J. Alloco

Board Absent: L. Bolzner

Also Present: A. Liss, R. Finnerty, R. Baranello, Esq., T. Francis, A. Clark, J. Loewke, G. Genovese, H. Maffucci

Chair Burr called the meeting to order at 12:11 p.m. and R. King led the board in the Pledge of Allegiance.

On motion by J. Alloco, second by R. King, all aye, minutes of the September 17, 2024 meeting were approved.

J. Loewke presented the local labor monitoring report for September 2024.

J. Loewke presented the local labor exemption report for September 2024.

G. Genovese presented the financial report for September 2024.

Executive Director Liss presented the following projects for consideration:

BYK – Gardner USA

BYK-Gardner USA is a designer and manufacturer of ultrasonic measuring devices. They are proposing relocation from their current facility in Pittsford and the renovation of 320 Macedon Center Road in the Town of Perinton. This new location will allow BYK-Gardner USA to expand by an additional 16,000 square feet while adding offices and more area for research, development, and warehousing. The \$1,704,015 project is projected to create 5 FTEs over the next three years. BYK-Gardner USA is seeking approval of a sales tax exemption. The benefit to incentive ratio is 80:1.

The applicant was represented by Michele Cwiklinski, Business 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO APPOINT (i) BYK-GARDNER USA 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.

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

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

King Park 2022 LLC

King Park 2022 LLC, a real estate development company, is proposing a multi-phased project, which will include the construction of eight (8) pole barn style buildings, totaling 88,000 square feet. The buildings will be designed to meet the needs of small businesses and skilled trades contractors in search of affordable rental spaces. This application represents the first phase and consists of the construction of two 12,000 square foot buildings. Each building will be divided up to eight units, with associated parking, office space and related facilities. King Park is projecting to create 2 FTEs. Rochester Earth Inc., a related entity performing civil site work, will occupy space and create 5 FTEs in addition to its existing 12 FTEs. The \$4,462,000 project is seeking a real property tax abatement, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 15:1.

The applicant was represented by Austin Vyskocyl. 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 two town officials at the public hearing, which was held on October 10, 2024, both individuals asked about the timing 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 OCTOBER 10, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY KING PARK 2022 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 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 PARTIAL 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 N. Jones for inducement and final resolution approving a sales tax exemption, mortgage recording tax exemption and a real property tax abatement, a roll call vote resulted as follows and the motion carried:

J. Alloco	Yea	R. King	Yea
L. Bolzner	Absent	A. Burr	Yea

N. Jones Yea

733 Portland Properties, LLC

733 Portland Properties, LLC, a real estate holding company, is re-developing the 29,241 sq ft mostly vacant apartment building in the City of Rochester. This facility will consist of 33 residential units and will be subjected to a regulatory agreement to keep the rents affordable to individuals and families earning 65% AMI or less. Renovations include replacing the entire plumbing system, adding air conditioning, replacing all windows, all kitchens and bathrooms will be gutted and upgraded. 733 Portland Properties, LLC plans to create 1 new FTE. The \$6.4 million project is seeking a Shelter Rent property tax abatement, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 7:1.

The applicant was represented by Patricia Cruz-Irving and Paul Irving, Owners. 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 October 10, 2024.

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 OCTOBER 10, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 733 PORTLAND PROPERTIES LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, 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, RENOVATION AND EQUIPPING 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 ("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 N. Jones for inducement and final resolution approving a sales tax exemption, mortgage recording tax exemption and a real property tax abatement, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following modifications for consideration:

Li-Cycle, Inc. – Extension

Li-Cycle North America Hub, Inc. is constructing 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. In December 2021, the applicant was approved for a sales tax exemption and in January 2022 was approved for a custom 15-year PILOT agreement. In August 2022, the applicant was approved for a mortgage recording tax exemption that had not been contemplated at the beginning of the project. The applicant is now seeking to extend the sales tax exemption through December 31, 2026 as they are getting ready to restart the project.

The applicant was represented by Chris Biederman, Chief Technical Officer and Kevin McAuliffe, Esq., attorney for Li-Cycle.

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 LI-CYCLE NORTH AMERICAN HUB, INC. (THE "COMPANY") THROUGH DECEMBER 31, 2026, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by N. Jones, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2026.

The Finance Committee Report was given by Chair Burr. The Finance Committee met on October 8, 2024 and reviewed the proposed 2025 operating budget, the workforce development fund and current investment portfolio. The committee recommended the full board accept the 2025 operating budget, as presented.

On motion by R. King, second by N. Jones, all aye, motion carried to approve and accept the 2025 operating budget, as recommended by the Finance Committee.

The Governance Committee Report was given by Chair Burr. The Governance Committee met earlier on October 15, 2024 and reviewed the current housing policy as well as the draft RFP for a housing study. The committee discussed changes to the current housing policy that include reverting back to a 10% affordable set aside while the housing study is being undertaken. The committee will meet again soon to continue the discussion. The committee recommended that staff issue the RFP for a housing study..

Executive Director Liss reviewed the current dashboard.

There being no further business to discuss, on motion by N. Jones, second by J. Alloco, all aye, the regular meeting of the Board was adjourned at 1:01 p.m.