



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
October 18, 2022

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

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

Board Absent: None

Also Present: A. Liss., R. Finnerty, A. Clark, B. Lafountain, L. Perri, G. Genovese,

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

On motion by J. Popli, second by J. Alloco, all aye, minutes of the September 20, 2022 meeting were approved with amendment.

L. Perri presented the local labor monitoring report for September 2022.

B. Lafountain presented the labor exemption report for September 2022. The report outlined 2 local labor exemptions. Erie Station 241 LLC / CooperVision. One exemption related to the installation / erection of the precast concrete wall panels at the project site on Thruway Park Drive in West Henrietta, NY. Exempted contractor is Fabcon Precast. The exemption was based on the “Warranty issues related to installation of specialized equipment.....” criteria.

Li-Cycle North American Hub. One exemption related to fabrication and installation of the field erected bolted tanks at the project site in Rochester, NY. Exempted contractor is Gulf Coast – Forge Global. The exemption was based on the “No local labor available / Specialized construction” criteria.

G. Genovese presented the financial report for September 2022.

Executive Director Liss presented the following projects for consideration:

DGNA Real Estate Holdings LLC

DGNA Real Estate Holdings LLC, a real estate holding company, is acquiring and renovating a 40,000 sq foot facility in the Town of Penfield for its tenant Durst Image Technology, US LLC, a related entity. Durst Image is a manufacturer of digital inkjet printing systems for large image formats. Durst has outgrown their existing facility and as a result of significant growth, they need to hire more staff and relocate to a larger facility. Durst Image plans to create 8 new FTE’s in addition to its existing 44 FTE’s. The \$7 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The tenant is seeking sales tax exemptions on materials and FF&E. The cost benefit ratio is 22:1.

The applicant was represented by Tiffany Gruschow. 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 October 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 OCTOBER 13, 2022, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY DGNA REAL ESTATE HOLDINGS LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY") AND DURST IMAGE TECHNOLOGY US LLC, 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 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 R. King for inducement and final resolution approving a real property tax abatement, mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following project modifications for consideration:

Midtown Parcel II Ground LLC – Extension and New Tenants

Buckingham Properties LLC constructed a 106,000 sq. ft., five story mixed use facility in the City of Rochester, at Parcel 2 of the former Midtown Plaza. The \$26 million project includes the new corporate headquarters for Butler Till Media Services who are occupying approximately 50,000 sq. ft. and 28 residential units. In September 2019, the applicant was approved for the JobsPlus Property Tax Abatement, Mortgage Recording and Sales Tax Exemption. In December 2020, the applicant was approved for an extension of the sales tax exemption through December 31, 2022. The applicant is now requesting an extension of the sales tax exemption through December 31, 2024 due to new tenants occupying the remaining vacant commercial spaces. The applicant is also seeking approval for new tenants, 40CAY Wines LLC dba 260 Wine and Spirits (Wine and liquor store-516 sq. ft.), 40CAY LLC dba Unwine'd (Wine bar-1,786 sq. ft.) and SCN Hospitality LLC (Steakhouse-5,248 sq. ft.).

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE SUBLEASE BY MIDTOWN PARCEL 2 GROUND LLC (THE "COMPANY") OF PORTIONS OF THE FACILITY, TO (A) 40CAY WINES LLC D/B/A 260 WINE AND SPIRITS, (B) 40CAY LLC D/B/A UNWINE'D; (III) SCN HOSPITALITY LLC; (B) THE EXTENSION OF THE SALES TAX EXEMPTION TO DECEMBER 31, 2024; AND (C) THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve the extension of the sales tax exemption through December 31, 2024 and approve subleases to new tenants at the facility.

Howitt Paul Road, LLC - Extension

Howitt-Paul Road, LLC, is proposing to complete its senior housing community in the Town of Chili. Phase III of the project consists of 3 buildings containing 92 residential units, tenant common areas, commercial spaces, and storage units. Phase 1 was approved for a real property tax abatement in June 2011. Phase III was approved in November 2020 for a mortgage recording tax exemption and sales tax exemption. In August 2021, the applicant was approved for an increase in project costs of \$4,254,845. The applicant is now requesting an extension of the sales tax exemption through June 30, 2023 due to a delay in connecting gas and electric as well as labor and supply shortages.

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 BENEFITS (AS HEREINAFTER DEFINED) GRANTED TO HOWITT-PAUL ROAD, LLC (THE "COMPANY") THROUGH JUNE 30, 2023; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by J. Alloco, all aye, motion carried to approve an and extension of the sales tax exemption through June 30, 2023.

The Meadows at English LLC - Extension

The Meadows at English LLC, a subsidiary of Ambassador Homes Inc., is a local developer and manager of senior housing communities. The meadows is constructing 27 senior townhomes in the Town of Greece, NY. The project was originally approved by the board in April 2017 for a real property tax abatement, mortgage recording tax and sales tax exemptions. The project was previously approved for extensions on the sales tax exemption in 2019, 2020 and 2021. The applicant is now requesting an extension of the sales tax exemption through December 31, 2023 as the project is not yet completed.

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 (AS HEREINAFTER DEFINED) GRANTED TO THE MEADOWS AT ENGLISH LLC (THE "COMPANY") THROUGH DECEMBER 31, 2023, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Alloco, second by R. King, all aye, motion carried to approve the sales tax exemption through December 31, 2023.

Chair Birr reported that the finance committee met and reviewed the proposed 2023 operating budget in detail. The committee recommends that the full board adopt the budget as presented. Director Liss and Gregg Genovese gave an overview of the proposed 2023 budget to the full board. Upon motion by J. Alloco, second by R. King, all aye, the motion to approve the 2023 operating budget as presented was approved.

Executive Director Liss presented the request from the Rochester Building and Construction Trades Council. John Lance from the Building Trades as well as Greg Smith and staff from Jay advertising gave a summary of the proposal which would focus on targeted advertising to various demographics for the purpose of bringing more people into the trades. On motion by N. Jones, second by L. Bolzner, all aye, T. Milne recused, motion to approve the execution and deliver of a contract with the Rochester Building and Construction Trades Council in an amount not to exceed \$100,000 for 1 year was approved.

Executive Director Liss introduced Anna Vulaj Fitzsimmons, Program director for MFLPTAC, who presented the annual report as well as a request for continued funding. The new funding request represented an increase in funding of \$26,769 over prior year. On motion by R. King, second by T. Milne, all aye, the motion to approve the funding of MFLPTAC for the 2023-2024 fiscal year in an amount not to exceed \$118,028 was approved

There being no further business to discuss, on motion by J. Alloco, second by J. Popli, all aye, the regular meeting of the Board was adjourned at 1:14 p.m.