



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
November 15, 2022

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

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

Board Absent: J. Alloco

Also Present: A. Liss, R. Finnerty, A. Clark, K. Lowke, G. Genovese, R. Baranello

Chair Burr called the meeting to order at 12:08 p.m. and L. Bolzner led the board in the Pledge of Allegiance.

On motion by R. King, second by J. Popli, all aye, minutes of the October 18, 2022 meeting were approved with amendment.

K. Lowke presented the local labor monitoring report for October 2022.

A. Liss presented the labor exemption report for October 2022. The report outlined 3 local labor exemptions. Pike Conductor DEV 1 LLC had one exemption related to the installation of the proprietary concrete floor system at the project site in Rochester. The exempted contractor is Twintec USA. The exemption was based on the “Warranty issues related to installation of specialized equipment...” criteria.

Li-Cycle North American Hub had two exemptions. The first exemption related to the construction of approximately 780 feet of new railroad track and maintenance of the existing railroad infrastructure at the project site in Rochester, NY. Exempted contractor is Tartaglia Railroad Services. The exemption was based on the “Specialized construction / No local labor available” criteria.

The second exemption related to the concrete foundation and excavation work for Area 2110 and 2150 at the project site in Rochester. Exempted contractor is Baker Power and Process. The exemption was based on the “Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project” criteria.

T. Milne noted that he was not notified of the request for waivers and or given the opportunity to reach out to local labor to check for availability of a local contractor for the railroad track improvements. For the waiver related to concrete foundation and excavation work, T. Milne raised questions on the 60% cost differential. T. Milne and requested that B. Lafountain inform him of waiver requests going forward.

G. Genovese presented the financial report for October 2022.

Executive Director Liss presented the following projects for consideration:

Vuzix Corporation

Vuzix Corporation is proposing to expand into an adjacent building in the Town of Henrietta. Vuzix designs, manufactures, and markets wearable computing devices and reality wearable display devices. Vuzix plans to purchase two new production lines to make waveguides, a key component in the manufacturing of Smart Glasses. Phase 2 will include an additional three production lines and additional

expansion within the next few years. The \$4.3 million project is projected to create 24 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 68:1

The applicant was represented by Paul Travers. 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 November 14, 2022

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) APPOINT VUZIX CORPORATION OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY; (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 J. Popli, second by R. King for inducement and final resolution approving a sales tax exemptions, a roll call vote resulted as follows and the motion carried:

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

IDEX Health & Science LLC

IDEX Health & Science LLC is proposing to expand by constructing a new 10,000 sf clean room at its current location in the Town of Henrietta and purchase equipment. IDEX was approved for a sales tax exemption on furniture, fixtures, and wiring in August 2017 when the facility was originally built. IDEX leases the facility from 1180 John Street LLC which was approved for a real property tax abatement at the time of construction. IDEX is a photonics manufacturer, providing life science and medical devise, semi-conductors, industrial automation and machine vision. The \$9 million project is projected to create 57 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 117:1.

The applicant was represented by John Siwicki and David Fulvio. 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 November 14, 2022

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) APPOINT IDEX HEALTH & SCIENCE LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT

AS MORE FULLY; (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 N. Jones 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	Abstain	R. King	Yea
T. Milne	Yea	A. Burr	Yea
N. Jones	Yea		

Executive Director Liss presented the following project modifications for consideration:

Erie Station 30 LLC – New Tenant

Erie Station 30 LLC, a West Henrietta-based real estate development company, built out part of existing warehouse space located in the Town of Henrietta. Benefits were originally approved in February of 2017 for a real property tax abatement, sales tax and mortgage recording tax exemptions to accommodate Rolen-Jinxin Corporation, which vacated in August 2020. The applicant is seeking approval for a new tenant, Vuzix Corporation, to occupy 12,000 sq. ft. The new tenant plans to occupy the space by October 2022 and add 24 FTEs due to the expansion.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE REPLACEMENT BY ERIE STATION 30, LLC (THE "COMPANY") OF ITS TENANT FOR ITS PROJECT LOCATED AT 30 BECKER ROAD IN THE TOWN OF HENRIETTA, NEW YORK; AND THE EXECUTION OF RELATED DOCUMENTS.

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

Chair Popli reported that the Governance committee met and started to review the current local labor policy regarding specialty construction and warranty exemptions. The committee will meet again to continue the discussion.

Executive Director Liss Alexis Vogt and Robin Cole from Monroe Community College Optics Program who reviewed the proposal to expand the current project. On motion by R. King, second by N. Jones, all aye, motion to approve the execution and delivery of a contract with Monroe Community College Optics Program in an amount not to exceed \$500,000 for 1 year was approved.

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 12:58 p.m.