



BOARD MEETING MINUTES
November 16, 2021

Time & Place: 12:00 p.m.

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

Board Absent: J. Popli

Also Present: A. Liss, R. Baranello, Esq., L. Birr, A. Clark, R. Finnerty, G. Genovese, K. Loewke, J. Visca

Chair Burr called the meeting to order at 12:03 p.m.

On motion by J. Alloco, second by A. Meleo, all aye, the minutes from the October 19, 2021 meeting were approved.

K. Loewke presented the Local Labor Monitoring Report for October 2021.

G. Genovese presented the financial report for October 2021.

Executive Director Liss presented the following projects for consideration:

Germanow-Simon Corp./Tru-Tel Inc.

Germanow-Simon Corp. (dba GS Plastic Optics)/Tel-Tru Inc, a manufacturer of precision polymer optics, is constructing a 10,500 sq. ft. expansion to the existing facility in the City of Rochester. The company was recently awarded a contract with LightDeck diagnostics to produce the waveguide to help detect the SARS-CoV-2 pathogen which detects the Covid-19 virus. Germanow-Simon Corp. plans to create 10 new FTE's in addition to its existing 97 FTE's. The \$3.5 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 16:1.

The applicant was represented by Andy Germanow. 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. R. Baranello stated there were no comments at the public hearing which was held on November 15, 2021.

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 NOVEMBER 15, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY GERMANOW-SIMON 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 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 L. Bolzner 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
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

Aptitude Rochester LLC

Aptitude Rochester LLC is proposing to construct ROC River Apartments, a new student housing community in the Town of Henrietta. The community will consist of six, three-story buildings with 201 units containing a total of 494 bedrooms. Phase 2 of the project, the industrial portion, will begin when the residential complex is complete. Aptitude Rochester LLC plans to create 12 new FTE's. The \$59.2 million project is seeking a Shelter Rent PILOT, a mortgage recording tax and sales tax exemption. The cost benefit ratio is 4:1.

The applicant was represented by Lukas Amalfi and Wendy Lougnot. 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. R. Baranello stated there were questions asked at the public hearing which was held on November 15, 2021. Michelle Nicodemus, Town Assessor and Charlene Stephany, Assistant Assessor, inquired about the construction timeline and the structure of the PILOT Agreement which were answered by staff and Lukas Amalfi.

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 NOVEMBER 15, 2021, WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT") BEING UNDERTAKEN BY APTITUDE ROCHESTER 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 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 A. Meleo, 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
A. Meleo	Yea	R. King	Yea
L. Bolzner	Abstain	A. Burr	Yea
T. Milne	Yea		

Executive Director Liss presented the following project modifications for consideration:

Innovation Partners Roc LLC – Increase and Extension

Gallina Development Corporation, is redeveloping the 580,000 square foot Xerox Square property in the City of Rochester to create a collaborative academically focused campus in which students from multiple academic institutions can live, learn and innovate in an urban environment. The project was originally approved in September 2020 for sales tax and mortgage recording tax exemptions. Phase 2 of the project is now beginning which consists of ten more residential floors of student housing and three floors of commercial office space. The applicant is requesting an increase in project costs of \$21,900,000 for Phase 2 and extension of the sales tax exemption through December 31, 2022. The total project cost is now \$39,300,000. The new sales tax exemption benefit amount is now \$1,484,800 and the mortgage recording tax exemption is now \$210,000.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO INNOVATION PARTNERS ROC LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS APPROVED BY THE AGENCY IN ITS RESOLUTION ADOPTED ON SEPTEMBER 15, 2020; (ii) THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT and (iii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by J. Alloco, all aye, the motion carried.

I-Square, LLC – Extension

I-Square is a mixed-use town center development in the Town of Irondequoit. The project was originally approved in March 2013 for a custom real property tax abatement, mortgage recording tax and sales tax exemptions. This ongoing project received an extension of the sales tax exemption benefit through December 31, 2021. This request is for another extension through June 30, 2023 due to a longer than anticipated construction period. The project is expected to be completed in 2023.

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 I-SQUARE, LLC (THE "COMPANY") THROUGH JUNE 30, 2023, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by L. Bolzner, all aye, the motion carried.

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 benefit in 2019 and 2020. The applicant is now requesting an extension of the sales tax exemption through December 31, 2022 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, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Milne to approve the resolution, second by L. Bolzner, all aye, the motion carried.

300 Trade Court LLC – Extension

300 Trade Court Holdings LLC, a real estate holding company, is constructing a new 27,000 sq. ft. facility in the Town of Chili for its tenant Nowave, a related entity. Nowave a licensed NYS hemp processor. The project was originally approved in January 2021 for a real property tax abatement, mortgage recording tax and sales tax exemption. The applicant is requesting an extension of the sales tax exemption through December 31, 2022 as the project was delayed due to the pandemic.

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 300 TRADE COURT HOLDINGS LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by A. Meleo, all aye, the motion carried.

Apex Rochester, LLC to Harrison Street Real Estate, LLC – Assignment/Assumption

Apex Rochester, LLC is selling its student housing complex to Harrison Street Real Estate, LLC. The project includes a new 140,000 square foot five story building adjacent to the phase I building. The building will feature 77 units, 318 beds and multiple amenities for RIT students. The applicant is requesting approval to assume the custom real property tax abatement.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY APEX ROCHESTER, LLC OF CERTAIN FINANCIAL ASSISTANCE IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 380 JOHN STREET IN THE TOWN OF HENRIETTA, NEW YORK, TO HARRISON STREET REAL ESTATE, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Alloco to approve the resolution, second by A. Meleo, all aye with an abstention by L. Bolzner, the motion carried.

2018 Gateway Hotel LLC to Central PA Equities 35 LLC – Assignment/Assumption

2018 Gateway Hotel, LLC is selling its Home2Suites hotel in the Town of Greece. The applicant is requesting approval to assume the real property tax abatement.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY 2018 GATEWAY HOTEL LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS (EACH AS DEFINED BELOW) IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 400 BELLWOOD DRIVE IN THE TOWN OF GREECE, NEW YORK, TO CENTRAL PA EQUITIES 35 LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by L. Bolzner, all aye, the motion carried.

Executive Director Liss introduced Kristin Sine-Kinz from Monroe Community College to give an update on the Mpower program.

On motion by J. Alloco, second by A. Meleo, all aye, the board entered into executive session under section 105(f) of the Public Officers Law for the purpose of discussing proposed, pending or current litigation.

On motion by J. Alloco, second by T. Milne, all aye, the board exited executive session and returned to the regular meeting at 1:17 p.m.

There being no further business the regular meeting of the Board of Directors was adjourned on motion by A. Meleo, second by T. Milne, all aye, at 1:19 p.m.

Lisa Bolzner, Secretary