



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
November 19, 2024

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

Board Present: A. Burr, L. Bolzner, R. King, T. Tolefree, N. Jones (via Zoom)

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

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

Chair Burr introduced and welcome new board member Truman Tolefree.

On motion by R. King, second by L. Bolzner, all aye, minutes of the October 15, 2024 meeting were approved.

K. Loewke presented the local labor monitoring report for October 2024.

K. Loewke presented the local labor exemption report for October 2024.

G. Genovese presented the financial report for October 2024 and introduced Mike Cicero from High Probability Advisors.

Deputy Director R. Finnerty presented the following projects for consideration:

120 Main Hotel LLC

120 Main Hotel LLC is proposing the renovation, reconstruction and rehabilitation of the former 14-story Rochester Riverside Hotel in the City of Rochester. The renovated facility will consist of: a parking garage with 329 structured and surface parking spaces; a 123 room hotel with restaurants and retail space on floors 1, 2 and 3; banquet and meeting spaces on floor 4; and 171 residential units on floors 6-14. The residential portion will have 1-2 bedroom units with rent ranges from \$1,000-\$1,654 per month. 20% (34) of the residential units will be set aside for individuals earning 60% of the area median income and will be a representative cross section of units. This project is considered “retail” under Section 862 of the General Municipal Law, however, the project qualifies for benefits under the “highly distressed area” exception (project is located contiguous to a distressed census tract). The \$61 million project is projected to create 27 jobs over three years. At the request of the City of Rochester, this project is seeking a special 20 year property tax abatement, sales tax and mortgage record tax exemptions. The benefit to incentive ratio is 3:1

The applicant was represented by Tom Fox, Director of Development, Ellicott Development Company. 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, at the public hearing, which was held on November 14, 2024, members of the public asked clarifying question about the project but were no comments in favor of or against the financial assistance being contemplated by the Agency.

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 14, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 120 MAIN HOTEL 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 L. Bolzner, second by T. Tolefree 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:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
N. Jones	Yea		

2851 Clover LLC

2851 Clover LLC is proposing the construction of a new housing development in the Town of Pittsford. This development has been designed around the desires of the Town of Pittsford for affordable workforce housing. The property is currently run down, has been vacant for almost 10 years and needs significant asbestos removal. This new development will consist of 175 units (122 one bedroom, 42 two-bedroom, and 12 3-bedroom) with rents ranging from \$1,599-\$3,199 per month. Per COMIDA's policy, 35 (20%) of the 175 units will be set aside as affordable for those earning 80% of the area median income at rents of \$1,350-\$2,096. These affordable units will be a representative cross section of all units. This \$41 million project is projected to create 8 new FTEs over the next three years. 2851 Clover LLC is seeking approval of a real property tax abatement, sales tax exemption and mortgage recording tax exemption.

The applicants, Danny Daniele, President and Anthony Daniele, President, presented their application for consideration. . A. Daniele stated that the project could move forward without the real property tax abatement but requested that the board consider modifying the set aside should the board determine that the real property tax abatement is not warranted. H. Maffucci stated that age-in-place housing is needed in the Town of Pittsford and this project will provide that.

Benefits will be considered at a later date.

Pittsford Canalside Properties, LLC

Pittsford Canalside Properties LLC is proposing to construct a mixed-use development on 7.5 acres in the Village of Pittsford. The development will consist of 156 units (3% Studios, 36% 1 Bedrooms, 38% 2

Bedrooms and 21% 3 bedrooms) with rents ranging from \$1800 to \$3500. Per COMIDA's policy, 32 (20%) of the 156 units will be set aside as affordable for those earning 80% of the area median income. These affordable units will be a representative cross section of all units. In addition to the residential portion, the development will include a clubhouse and restaurant facility along the Erie Canal. This site will also feature public benefit and amenities including new public access points to the canal, sidewalks, gazebos, benches, landscaping and docks. This \$73 million phased project is projected to create 24 new FTEs over the next three years. Pittsford Canalside Properties LLC is seeking approval of sales tax and mortgage recording tax exemptions.

The applicant's representative, Chris Nadler, General Counsel, Mark IV Enterprises, presented their application for consideration .

Benefits will be considered at a later date.

N. Jones left the meeting.

Unither Manufacturing LLC

Unither Manufacturing, LLC is a pharmaceutical contract and manufacturing organization focused on pre-measured single-use dosage forms, located in the Town of Henrietta. The Monroe County facility is the company's only U.S. manufacturing site. Unither was approved for a property tax abatement, sales tax and mortgage recording tax exemptions for Phase 1 of their 5 year expansion plan in 2019. For Phase 2, Unither is proposing a 65,000 sq. ft. expansion. The expansion will host new sterile manufacturing areas and will allow for an increase in current capacity and additional production lines. The new facility will also house a state of the art laboratory and warehouse. The \$14 million project is projected to create 50 FTEs in addition to the existing 303 FTEs. Unither Manufacturing LLC is seeking approval of a sales tax exemption only. The benefit to incentive ratio is 12:1.

The applicant was represented by David DeCarlo, Director of Finance. 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 November 14, 2024.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 14, 2024, WITH RESPECT TO THE UNITHER MANUFACTURING LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) PROVIDING 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; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by T. Tolefree, second by L. Bolzner for inducement and final resolution approving a sales tax exemption, a roll call vote resulted as follows and the motion carried:

T. Tolefree Yea R. King Yea

L. Bolzner	Yea	A. Burr	Yea
N. Jones	Absent		

HIS Land LLC

HIS Land LLC, a real estate holding company, is proposing the renovation of a vacant facility in the City of Rochester, to attract new international tenants specializing in framers for eyewear and lenses. Renovations for this facility require new roofing, HVAC and other electrical work. The \$520,845 project is projected to create 85 FTEs over the next three years. HIS Land LLC is seeking approval of a sales tax exemption only. The benefit to incentive ratio is 590:1.

The applicant was represented by Patrick Ho, CEO/Chairman and Jennifer Ott, Controller. 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) HIS LAND, LLC 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 L. Bolzner for inducement and final resolution approving a sales tax exemption, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
N. Jones	Absent		

Deputy Director R. Finnerty presented the following modifications for consideration:

Apple Latta LLC – Extension

Apple Latta II LLC, a real estate holding company, is constructing a senior housing project in the Town of Greece. The \$58.6 million project was originally approved in May 2015. The project was approved for a custom real property tax abatement, mortgage recording tax and sales tax exemptions. The project received a renewal and extension in 2020, an increase in 2021 and an extension in 2024. The applicant is now seeking an extension of the sales tax exemption through December 31, 2026 due to construction delays and material shortages.

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 APPLE LATTA II LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Tolefree, second by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2026.

1733 Ridge Road LLC – Extension

1733 Ridge Rd. LLC is the owner of the former Irondequoit Mall, which is being redeveloped as SkyView on the Ridge. In March 2018, the applicant was approved for a real property tax abatement and sales and mortgage recording tax exemptions. In October 2020 and December 2022, the applicant was approved for extensions of the sales tax exemption. The applicant is now seeking another extension of the sales tax exemption through December 31, 2026 due to material shortages and delays from current economic conditions.

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 GRANTED TO 1733 RIDGE RD LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026, AND THE EXECUTION OF RELATED DOCUMENTS.

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

Jay's Acquisition II LLC – Increase

Jay's Acquisitions II LLC is redeveloping the Triangle Building located in the City of Rochester. Originally approved in July 2023, the project includes the reconstruction and renovation of the existing building into a multi-tenant mixed use facility, with the ground floor as commercial space and new residential space above. The ground floor will be occupied by Colgate Rochester Crozer Divinity School. The new residential space will contain approximately 36 residential apartments with a mixture of studio, one-bedroom and two-bedroom apartments which will be targeted to Eastman School of Music Students. The applicant is requesting an increase of \$22,501 in the mortgage recording tax exemption from \$32,445 to \$54,945 to account for the upfront funding of the \$3 million Restore NY grant awarded to the project. Total project costs will remain the same.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO JAY'S ACQUISITIONS II LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by T. Tolefree, all aye, motion carried to approve an increase of the mortgage recording tax exemption to an amount not to exceed \$54,945.

APM Holdings LLC/TFI Rochester NY LLC – Assumption

APM Holdings, LLC is a real estate holding company for Addison Precision Manufacturing Corporation. Addison was founded in 1951 and provides complex, close tolerance precision machined parts for the aircraft, aerospace, medical and defense industries throughout the world. TFI Rochester NY LLC is purchasing the building and will assume the PILOT Agreement.

The applicant was represented by Greg Nearpass, Esq. Woods, Oviatt, Gilman.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY APM HOLDINGS LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED ON GATES GREECE TOWN LINE ROAD IN THE TOWN OF GREECE, NEW YORK, TO TFI ROCHESTER NY LLC AND TO ADDISON PRECISION MANUFACTURING LLC; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Tolefree, second by R. King, all aye, motion carried to approve the sale of the facility and assignment of the real property tax abatement.

The Governance Committee Report was given by Chair Burr. The Governance Committee met on November 5, 2024 and reviewed the current housing policy as well as the published RFP for a housing study. The committee discussed changes to the current housing policy that included reverting back to a 10% affordable set aside while the housing study is being undertaken. The committee decided to not make any changes to the current policy and will revisit the policy discussion once the housing study is complete.

Deputy Director R. Finnerty introduced Jeff Hoffman, Director of Foundation Development, Ivelisse Marrero, Director of Family Child Care and Hayley Izard, Administration Assistant from Rochester Childfirst Network. Mr. Hoffman provided a program update and reviewed their request for a contract extension. On motion by R. King, second by L. Bolzner, all aye, motion carried to approve an extension of the contract with Rochester Childfirst Network programs through June 30, 2025.

Deputy Director R. Finnerty provided detail on New York State Economic Development Council Competitiveness Project and its new program called the New Economic Blueprint. This project will make recommendations to improve New York's business climate, identify regulatory challenges and fixes, address the affordability issues, and develop solutions on outward migration that is costing New York valuable resources. NYSEDC estimated the study would cost approximately \$100,000 and is soliciting their membership for contributions. On motion by R. King, second by T. Tolefree, all aye, motion carried to approve a \$5,000 contribution to the NYSEDC to support the undertaking of the Competitiveness Project.

Deputy Director R. Finnerty reviewed the current dashboard.

On motion by R. King, second by L. Bolzner, all aye, motion carried to enter into executive session under Section 105(h) to discuss the proposed sale of real property.

On motion by L. Bolzner, second by T. Tolefree, motion carried to come out of executive session and continue the regular meeting.

On motion by T. Tolefree, second by R. King, all aye, motion carried to authorize the Executive Director to negotiate the purchase price and enter into a contract for sale of the properties located at 30, 75, and 141 Brew Road.

There being no further business to discuss, on motion by T. Tolefree, second by L. Bolzner, all aye, the regular meeting of the Board was adjourned at 1:26 p.m.