



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
May 16, 2023

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

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

Board Absent: None

Also Present: A. Liss, R. Finnerty, A. Clark, K. Loewke, R. Baranello, Esq., B. Lafountain

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

On motion by J. Popli, second by J. Alloco, all aye, minutes of the April 18, 2023 meeting were approved.

K Loewke presented the local labor monitoring report for April 2023.

B. Lafountain presented the following verified exemptions April 2023:

1. **Mantisi Solar LLC** - One exemption related to the provision and installation of the agricultural fence and gates at the project site in Sweden, NY. The exempted contractor was Whitmore Fence Company from Dryden, NY. The exemption was based on the “Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project” criteria. Cost differential was 80%
2. **Wolf Solar LLC** - One exemption related to the provision and installation of the agricultural fence and gates at the project site in Sweden, NY. The exempted contractor was Whitmore Fence Company from Dryden, NY. The exemption was based on the “Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project” criteria. Cost differential was 80%
3. **Gannett Partners I, LLC** - One exemption related to the application / installation of the gypcrete cementious floor underlayment at the project site on Exchange Blvd in Rochester. The exempted contractor is Henderson Johnson Inc from Syracuse, NY. The exemption was based on the “No local labor available.....” criteria.
4. **LiCycle North American Hub** - One exemption related to the provision of carpenters to do the framing for the concrete at the project site in Rochester. The Local #276 Carpenters was at full employment and does not have the manpower to fully staff the carpentry work, so Local #276 members from outside the local labor area supplied to supplement the workforce. The exemption was based on the “No local labor available...” criteria.

Another exemption was granted related to the provision of Ironworkers for the steel work at the project site in Rochester. Ironworkers Local #33 is unable to meet the staffing needs on the project, so additional Ironworkers from Local 6 in Buffalo and Local 60 in Syracuse will be utilized to supplement the workforce. The exemption was based on the “No local labor available...” criteria.

T. Milne requested the Governance Committee review the local labor policy with respect to the cost differential exemption.

A. Liss presented the financial report for April 2023.

Executive Director Liss presented the following projects for consideration:

DeMarte Companies Inc.

DeMarte Companies Inc. dba Maris Systems Designs, designs and builds manufacturing equipment and robotics for the automotive, medical, energy and consumer markets. DeMarte is renovating an existing 25,000 sq. ft. building in the Town of Ogden. The \$1.2 million project will allow for continued growth and is projected to create 3 new FTEs over the next three years in addition to the existing 69 FTEs. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 53:1.

The applicant was represented by Eric DeMarte. 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) APPOINT DEMARTE COMPANIES INC. D/B/A MARIS SYSTEMS DESIGN 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 L. Bolzner, 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. Popli	Yea	J. Alloco	Yea
L. Bolzner	Yea	R. King	Yea
T. Milne	Yea	A. Burr	Yea
N. Jones	Yea		

ClearChoice Building NY, LLC.

ClearChoice Building NY, LLC, Inc., a real estate holding company, is constructing a new 30,000 sq. foot facility in the Town of Greece. This building will house Clear Choice Products, a manufacturer of ear molds for hearing devices, noise protection and musician in-ear monitors. The retail portion, Clear Choice Hearing and Balance, (21% of total budget) will also relocate here. The remaining space will be leased as office space. ClearChoice plans to create 7 new FTE's in addition to its existing 12 FTE's. The \$10.8 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The Benefit/Incentive ratio is 9:1.

The applicant was represented by Christine Tirk. 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 May 11, 2023.

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 MAY 11, 2023, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY CLEARCHOICE BUILDING NY, 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 FOR FINANCING RELATED TO THE PROJECT, 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 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	Yea		

Rock Depot LLC.

Rock Depot, LLC, a real estate holding company, is constructing a new 35,000 sq. ft. facility in the Town of Gates. The main tenant will be Rydex Logistics, a new transportation company that specializes in local deliveries, cross docking and temporary storage of dry goods. Rock Depot, LLC plans to create 3 new FTE's. The \$3.9 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The Benefit/Incentive ratio is 9:1.

The applicant was represented by Roman Kshysyak and Dmitriy Solonichnyy. 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 May 11, 2023.

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 MAY 11, 2023, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ROCK DEPOT 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 FOR FINANCING RELATED TO THE PROJECT, 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. Popli, second by L. Bolzner 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	Yea		

Pittsford Canalside Properties LLC

Pittsford Canalside Properties LLC, a real estate holding company, plans to construct a mixed-use development on 7.5 acres in the Village of Pittsford. The development will include a 156 unit apartment complex, clubhouse and restaurant facility along the Erie Canal. The apartments will range from \$1,300 for a studio up to \$3,200 for a three bedroom unit. 10% of the new units will be income restricted for qualifying households making 60% or less of the Rochester, NY metropolitan statistical area median household income. The site was part of the NYS Brownfield program and was successfully remediated including the removal of over 90,000 tons of soil. This site will feature public benefit and amenities including new public access points to the canal, sidewalks, gazebos, benches, landscaping and docks. The on-site restaurant will create 17 FTE's and the apartment complex will create 7 jobs. The \$53 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The Benefit/Incentive ratio is 8:1.

The applicant was represented by Chris DiMarzo and Tim Reidy. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant stated that the only local labor exemption they anticipate at this time is for Gypcrete. Ms. Baranello stated there were several comments at the public hearing which was held on May 11, 2023. All written comments and a link to the comments made at the recorded public hearing were distributed to the board.

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 MAY 11, 2023, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY PITTSFORD CANALSIDE PROPERTIES 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 J. Popli, second by N. Jones 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 did not carry:

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

Executive Director Liss discussed the submission of a letter of intent for a Fast NY grant application for \$20,000,000 in infrastructure improvements to the site on Tebor Road in Webster.

Executive Director Liss informed the board that the staff is currently still collecting information from project applicants and anticipates that the 2022 PARIS report will be completed and submitted by June 1.

On motion by J. Alloco, second L. Bolzner, all aye, motion carried to adjourn the regular meeting.