



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
June 20, 2023

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

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

Board Absent: L. Bolzner

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

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

On motion by J. Alloco, second by R. King, all aye, minutes of the May 16, 2023 meeting were approved.

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

B. Lafountain presented the following verified exemption May 2023:

LiCycle North American Hub - One exemption related to the provision and installation of the lightning protection system at multiple buildings at the project site in Rochester. The exemption was based on the “No local labor available...” criteria.

G. Genovese presented the financial report for May 2023.

Executive Director Liss presented the following projects for consideration:

Home Leasing, LLC

Home Leasing, LLC proposes to purchase and renovate four buildings on the corner of Main Street and North Clinton Ave. in the City of Rochester. The ground floor will be commercial space with approximately 11 residential apartment units on the upper floors. All apartments will serve middle income households who earn 80% or less of AMI. This project is part of the Downtown Revitalization initiative and will transform the corner of Main Street and North Clinton Ave. and will be consistent with the East Main Street Downtown Historic District. At the request of the City of Rochester, the applicant is seeking approval of a Shelter Rent real property tax abatement agreement for both the residential and commercial space. Tenants have not yet been identified but the applicant expects that these spaces will generate new, local job opportunities for small businesses. The cost benefit ratio is 1:1.

The applicant was represented by Brett Garwood. 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 June 20, 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 JUNE 20, 2023, WITH RESPECT TO A CERTAIN PROJECT BEING

UNDERTAKEN BY HOME LEASING, 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 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 custom shelter rent property tax abatement, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following modifications for considerations:

125 Howell Street, LLC

125 Howell Street, LLC is constructing five (5), market rate, four-story townhome rental units. Extensions of the sales tax exemptions were given in 2020 and 2021. The applicant is now seeking an extension of the sales tax exemption through December 31, 2025 because of price escalations and 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 GRANTED TO 125 HOWELL STREET LLC (THE "COMPANY") THROUGH DECEMBER 31, 2025, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli, second by R. King, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2025

I-Square, LLC

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 extensions of the sales tax exemption benefit through June 30, 2023. This request is for another extension through December 31, 2024 due to a longer than anticipated construction period. The project is expected to be completed in 2024.

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 I-SQUARE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2024, AND THE EXECUTION OF RELATED DOCUMENTS.

The board discussed the increase in the cost of materials due to the pandemic. J. Popli stated that the increase has been anywhere between 15%-50% and that frequently there are only one or two bids received as a result.

On motion by J. Popli, second by T. Milne, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2024

JD & Sons, Inc.

JD & Sons, Inc., a wholesale seafood processing company, is constructing a new 28,000 sq ft building in the Town of Chili. The project was originally approved in April 2022. The applicant is now seeking an extension of the sales tax exemption through December 31, 2023 as more time is needed to complete the project.

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 JD & SONS, INC. (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 an extension of the sales tax exemption through December 31, 2023.

The Governance Committee Report was given by Chair Popli. The Governance Committee met on June 13th and reviewed recommended changes to the local labor policy. On motion by J. Alloco, second by N. Jones, all aye, motion carried to adopt changes to the Local Labor Policy as presented and recommended by the Governance Committee.

Executive Director Lis presented Tyrone Reeves from YAMTEP with a request for support through the Workforce Development Fund. On motion by T. Milne, second by J. Alloco, all aye, motion carried to approve the execution and delivery of a contract with YAMTEP for a workforce development manufacturing training program in Monroe County in an amount not to exceed \$520,000 for one year

On motion by R. King, second J. Alloco, all aye, motion carried to adjourn the regular meeting of the Board was adjourned at 1:23 p.m.