



## **BOARD MEETING AGENDA**

**June 18, 2024**

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – May 21, 2024
- D. Public Comments
- E. Local Labor Monitoring Report – May – Kevin Loewke
- F. Local Labor Exemptions Report – May – Brian Lafountain
- G. Financial Report – May - Gregg Genovese
- H. Governance Committee Report – J. Popli
- I. Executive Director – Discussion Items
  - RETAIN program request – B. Egenhofer
  - Young CEO program request – N. Vargas
  - Report from VisitRochester – D. Jeffries
  - NYS DOT PFRAP Grant – Resolution
  - PARIS Report Update
  - Dashboard
- J. Chair Burr – Discussion Items
- K. Adjourn Meeting

Next meeting: Tuesday, July 16, 2024



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
May 21, 2024

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

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

Absent: J. Alloco

Also Present: A. Liss, R. Finnerty, A. Clark, J. Spinelli, R. Baranello, Esq., G. Genovese, H. Maffucci,  
A. Sepulveda

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

On motion by R. King, second by L. Bolzner, all aye, minutes of the March 26, 2024 meeting were approved.

**PUBLIC COMMENTS**

- County Executive Adam J. Bello spoke in favor of the Topgolf USA RCH, LLC project.
- Supervisor Bill Moehle, Town of Brighton spoke in favor of the Topgolf USA RCH, LLC project.
- Don Jeffries, President & CEO, VisitRochester spoke in favor of the Topgolf USA RCH, LLC project.
- Matt Hurlbutt, President & CEO, Greater Rochester Enterprise spoke in favor of the Topgolf USA RCH, LLC project.
- Claudia Perea spoke against the Topgolf USA RCH, LLC project.
- Tim Starwald, Business Agent, Ironworkers Local 33 spoke about a recent local labor exemption at the fairlife project and stressed the importance of using local labor.
- Rachel Barnhart spoke against the Topgolf USA RCH, LLC project.

J. Spinelli presented the local labor monitoring report on behalf of K. Loewke for March and April 2024.

B. Lafountain reviewed the local labor exemption report for April 2024.

G. Genovese presented the financial report for April 2024.

Executive Director Liss presented the following projects for consideration:

**Topgolf USA RCH, LLC/Westfall Brighton SRE LLC**

Topgolf USA RCH, LLC is proposing to construct an approximately 48,282 sq. ft. building in the Town of Brighton. The Topgolf facility is considered “retail” under Section 862 of the General Municipal Law. In order to qualify for benefits, Topgolf has demonstrated that a significant number of patrons from outside the economic development region will travel to the facility. Topgolf will provide a unique golf entertainment venue with high-tech golf driving range games, full-service restaurant and bar, and event

space. The facility will have 80 hitting bays with a 205 yard long outfield and is expected to draw over 250,000 visitors annually. The Town of Brighton and Topgolf will enter into a host community agreement, whereby Topgolf will pay to the Town an amount equal to the real property tax abatement provided under the PILOT Agreement, thereby making the Town “whole”. The \$39.8 million project is projected to create 212 FTEs. Topgolf is seeking approval for an Enhanced Jobs Plus Real Property Tax Abatement and Sales Tax exemption. Westfall Brighton SRE LLC is seeking approval for a sales tax exemption and a mortgage recording tax exemption. The Benefit/Incentive ratio is 32:1.

The applicant was represented by Betsy Brugg, Esq., Woods Oviatt Gilman, and Todd Waldo, Director of Real Estate, Topgolf International Inc. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant indicated that they are uncertain if there will be a need for local labor waivers at this time. Mr. Waldo did indicate that all bids were competitive, highly complicated and would be posted on The Builders Exchange of Rochester Planroom, per COMIDA policy. Mr. Milne emphasized the importance of utilizing as much local labor as possible. Ms. Baranello stated that there were no comments at the public hearing which was held on May 16, 2024 but a written comment was read into the record by Deputy Director Finnerty and the same 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 16, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY TOPGOLF USA RCH, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND WESTFALL BRIGHTON SRE, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, "WESTFALL"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND WESTFALL AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND WESTFALL 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 R. King, second by N. Jones for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and a partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

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

#### **DelMonte Development LLC**

DelMonte Development LLC is constructing a new 114,000 sq foot hotel with 191 rooms in the City of Rochester. 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 in a distressed census tract). This finding by the Agency will require confirming approval from the County Executive. This new facility will be a dual brand hotel concept featuring the Element by Westin for extended stay, and AC Hotels by Marriott to accommodate business travelers. This project is located in the City Gate Development and aligns with the original concept for the complex. DelMonte Development LLC plans to create 33 new FTE’s. The \$42.8 million project is seeking a custom real property tax abatement, supported by the City of Rochester, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 10:1.

The applicant was represented by Alex Delmonte, CEO & President. 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 that there were no comments at the public hearing which was held on May 16, 2024.

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 16, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY DEL MONTE DEVELOPMENT 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, 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 R. King, second by N. Jones, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and a custom real property tax abatement, a roll call vote resulted as follows and the motion carried:

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

**Maguire Family Properties, Inc.**

Maguire Family Properties, Inc., a real estate holding company, is constructing a 40,000 sq foot addition for its tenant Atlantic Plywood Inc.. (API) in the City of Rochester. API is the leading wholesale supplier of quality hardwood plywood and panel products on the East Coast. This expansion will provide space for the tenant to expand its operation by adding functionality and product lines currently not handled at the site, or in the area. The project projects to create 5 new FTE’s in addition to its existing 18 FTE’s. Maguire Family Properties, Inc. is seeking a real property tax abatement, mortgage recording tax exemption and sales tax exemption for its \$4.6 million portion of the project. The tenant is seeking approval of a sales tax exemption on a \$600,000 racking system. The cost benefit ratio is 7:1.

The applicant was represented by Spencer Read, Mitchell Design Build, on behalf of the applicant. 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 that there were no comments at the public hearing which was held on May 16, 2024.

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 16, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MAGUIRE FAMILY PROPERTIES, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND ATLANTIC PLYWOOD OF NEW YORK, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT 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 PROJECT AGREEMENTS, A LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by L. Bolzner, second by N. Jones, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and a partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

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

### **Gallina Elmgrove, LLC**

Gallina Development is proposing the construction of a 33,900 sq. ft. office/warehouse building in the Town of Gates. The building will join 14 existing buildings in the Elmgrove Crossing Business Park. This building is considered a flex property designed to meet the demand for light industrial and flexible spaces and will be divided into suites for tenants to be identified. The applicant is seeking approval of sales tax exemption and mortgage recording tax exemption only. The Benefit/Incentive ratio is 6:1.

The applicant was represented by Evan Gallina, Partner, and Andy Gallina. Matt H. also spoke on the need for flex space in the County. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not expect any local labor exemptions at this time. Ms. Baranello stated that there were no comments at the public hearing which was held on May 17, 2024.

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 17, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY GALLINA ELMGROVE 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, CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by N. Jones, second by L. Bolzner, for inducement and final resolution approving a sales tax exemption and partial mortgage recording tax exemption, a roll call vote resulted as follows and the motion carried:

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

**49 East Avenue LLC.**

49 East Avenue, LLC, a real estate holding company, is re-developing an unoccupied 65,000 sq. foot office building in the City of Rochester. This facility will consist of approximately 54 residential units for medical students in residency at Rochester General and Unity Hospitals. Units will consist of 21 studio, 30 one bedroom and 3 two bedroom apartments ranging between \$1,234 and \$2,403. 49 East Avenue, LLC plans to create 1 new FTE. The \$19 million project is seeking a Shelter Rent property tax abatement, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 3:1.

The applicant was represented by Gary Izzo, Director of Financial & Capital Markets. 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 that there were no comments at the public hearing which was held on May 16, 2024.

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 16, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 49 EAST AVENUE, 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 J. Popli, second by T. Milne, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and a Shelter Rent real property tax abatement, a roll call vote resulted as follows and the motion carried:

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

**ESIV LLC**

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ESIV LLC is proposing the construction of 73 senior apartment and townhouses units in the Town of Henrietta. This project will be Phase IV of the Erie Station Development. Phases I, II and III all received JobsPlus Real Property Tax Abatements through COMIDA. The units will consist of 17 one-bedroom, 28 two-bedroom, 11 three bedroom apartment as well as 17 two-bedroom townhouses. Twelve units will be designated affordable, with 6 reserved for individuals earning 60% of the Area Median Income (AMI) and 6 for those earning 80% of the AMI. Market rate rents will range from \$1,500 to \$2,500 per month. ESIV LLC plans to create 3 new FTE's over the next three years. The \$15.5 million project is seeking a real property tax abatement, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 7:1.

The applicant was represented by Kevin McAuliffe, Esq., Barclay Damon. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and anticipates a local labor exemption for gypcrete. Ms. Baranello stated that there were no comments at the public hearing which was held on April 12, 2024.

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 APRIL 12, 2024, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ESIV 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, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENTIN- 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 J. Popli, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and a real property tax abatement, 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 modification for consideration:

**Ambassador Union Street LLC – Extension**

Ambassador Union Street LLC, a real estate holding company, is renovating the existing Ambassador apartment building and neighboring multi-unit house in the City of Rochester. The \$20,000,000 project was originally approved in May 2022. This building is 99 years old and needs major renovations in order to comply with modern building code regulations. It will be renovated to a 90 room Marriott Tribute Portfolio Hotel, located in the Neighborhood of Play. The project was approved for a real property tax abatement, mortgage recording tax and sales tax exemptions. The applicant is seeking an extension of the sales tax exemption through December 31, 2026 because of construction delays due to financing and the economic climate.

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 AMBASSADOR UNION STREET LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026, AND THE EXECUTION OF RELATED DOCUMENTS.

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

The Finance Committee Report was given by Chair Burr. The Finance Committee met on May 15, 2024. The committee reviewed the proposals from the Fiduciary and Investment Management RFP. No decision has been made at this time. The committee will continue the discussion in a few weeks at a future meeting.

The Governance Committee Report was given by J. Popli. The Governance Committee met on April 23, 2024 and May 7, 2024. The current Housing Policy was reviewed and proposed changes were discussed. The committee has made significant progress on advancing a revised policy to the Board. The committee will continue the discussion at the next meeting on May 30, 2024.

On motion by J. Popli, second by N. Jones, all aye, motion carried to enter into executive session under Section 105(f) of the Public Officers Law for the purpose of discussing a personnel matter at 2:10 p.m.

On motion by J. Popli, second by L. Bolzner, all aye, motion carried to come out of Executive Session and continue the regular meeting at 2:25 p.m.

On motion by J. Popli, second by N. Jones, all aye, motion carried to create and fill a new Project Manager position at a Grade 17.

On motion by N. Jones, second by J. Popli, all aye, motion carried to authorize the Executive Director to enter into contract with Mindex, a software development company, to upgrade the outdated project Access database to a modern, cloud-based program for up to \$30,000.

On motion by J. Popli, second by R. King, all aye, motion carried to approve the submission of the FAST NY Track C grant application to New York State for the Southwest portion of Henrietta for electrical infrastructure improvements.

Executive Director Liss stated that staff is still working on the annual PARIS report that was due by April 1<sup>st</sup>. There are still some projects that still have not returned the annual report to staff. Staff will continue to gather the required information and will report back at the next meeting.

Executive Director Liss reviewed the current dashboard.

There being no further business to discuss, on motion by N. Jones, second by L. Bolzner, all aye, the regular meeting of the Board was adjourned at 2:43 p.m.



## May 2024 Monthly C.O.M.I.D.A. Report

June 3<sup>rd</sup> 2024,

1. This report covers our site visits between May 1<sup>st</sup>, 2024 and May 31<sup>st</sup>, 2024.
2. During this period Loewke Brill made 73 monthly site visits.
3. During this period Loewke Brill made "12" Follow up visits.
4. Loewke Brill checked for residence with 684 workers.
5. Of those workers, there were "29" non-compliant.
  - a. 27- No proof of residence
    - i. 05/01/24 – Gallina Development Corp – ABJ -1 no ID, compliant with ID on follow-up visit 05/02/24
    - ii. 05/06/24 – Fairlife, LLC – LeChase – 9 no ID. O’Connell – 1 no ID. Zoladz – 1 no ID. 10 workers compliant with ID on follow up visit 05/07/24, 1 worker (O’Connell) no longer on project.
    - iii. 05/06/24 – Howitt-Paul Road, LLC – US Ceilings – 1 no ID, compliant with ID on follow-up visit 05/07/24.
    - iv. 05/06/24 – PFISTERER North America Inc – Tambe – 1 no ID, complaint with ID on follow-up visit 05/07/24
    - v. 05/13/24 – CPP & Conifer Realty – Kennedy – 1 no ID, compliant with ID on follow-up visit 05/14/24.
    - vi. 05/20/24 – Gallina Elmgrove, LLC – United Carpet – 1 no ID, compliant on follow-up visit 05/21/24
    - vii. 05/21/24 – Clear Choice Building NY, LLC – Rochester Flooring – 1 no ID, compliant on follow-up visit 05/22/24

viii. 05/29/24 – Gannett Partners I, LLC – CM Armitage – 2 no ID. Carey Lakes – 1 no ID. Clean Kraft – 3 no ID. NGA – 1 no ID. Tactical – 3 no ID. 10 workers compliant with ID on follow up visit on 5/30/24.

b. 2 – Out of Area

i. 05/06/24 – 1020 Place NY, LLC – Ajay Glass – 1 out of area (PA), reported to COMIDA. Worker removed from project and off site during follow up visit 05/07/24

ii. 05/06/24 – Fairlife, LLC – Monroe Roadways – 1 out of area, removed from job site and off the project on follow up visit 05/07/24.

c. 0 – Invalid ID

6. There were “2” new COMIDA sign(s) delivered

a. Emerald Point Developers LLC

b. Home Leasing, LLC – North Clinton/East Main

Big firm capability. Small firm personality.

# THE BONADIO GROUP

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## CPAs, Consultants & More

### May 2024 Verified Local Labor Exemption Report

Board Meeting – June 2024

The following Verified Local Labor Exemption Requests were processed in May 2024

#### 1. Fairlife, LLC

- a. One exemption related to the assembly, erection, and insertion of the Automated Storage and Retrieval System (ASRS) system at the facility in Webster, NY. The exemption was based on the “No local labor available / specialized construction ...” criteria.
- b. One exemption related to the precast wall panels and the installation of the precast concrete panels fabricated by Fabcon as the manufacturer. Fabcon has agreed to hire a composite crew from local operators, ironworkers, bricklayers, and laborers to assist with the installation. The exemption was based on the no local labor/specialized construction” ..... criteria.

#### 2. Mick Mancuso, LLC – Elevate Fitness

- a. One exemption related to the installation of the gym equipment at the project site as the manufacturer’s warranty requires installation to be performed by Elevate FTS technicians. The exemption was based on the “Warranty issues related to the installation of specialized equipment” ..... criteria.

**COMIDA**  
**Statement of Financial Position**

	Year To Date 05/31/2024	Year Ending 12/31/2023
	Actual	Actual
<b>Assets</b>		
Current Assets		
Cash and Cash Equivalents	1,065,274	5,637,860
Accounts Receivable, Net	107,845	151,709
Prepaid Expenses	35,305	19,901
COMIDA Treasury Investments	15,817,296	12,349,432
<b>Total Current Assets</b>	<b>17,025,720</b>	<b>18,158,902</b>
Long-term Assets		
Property & Equipment	625,000	625,000
Other Long-term Assets	260,511	260,511
<b>Total Long-term Assets</b>	<b>885,511</b>	<b>885,511</b>
<b>Total Assets</b>	<b>17,911,231</b>	<b>19,044,413</b>
<b>Liabilities and Net Assets</b>		
Liabilities		
Short-term Liabilities		
Accounts Payable	46,077	143,283
Accrued Liabilities	500,950	583,763
Other Short-term Liabilities	-	476
<b>Total Short-term Liabilities</b>	<b>547,027</b>	<b>727,522</b>
Long Term Liabilities		
	335,927	335,927
<b>Total Liabilities</b>	<b>882,954</b>	<b>1,063,448</b>
Net Assets		
Net Assets	17,980,965	15,098,945
Change In Net Assets	(952,687)	2,882,019
<b>Total Net Assets</b>	<b>17,028,278</b>	<b>17,980,965</b>
<b>Total Liabilities and Net Assets</b>	<b>17,911,231</b>	<b>19,044,413</b>

**Summary Statement of Activities - All Funds with Prior Year**

	Year To Date 05/31/2024	Year To Date 05/31/2024	Year To Date 05/31/2023
	Actual	Budget	Actual
<b>Revenue</b>			
Fee Income	224,859	1,041,667	258,385
Interest Income	192,640	145,833	53,761
<b>Total Revenue</b>	<b>417,499</b>	<b>1,187,500</b>	<b>312,146</b>
<b>Expenses</b>			
Payroll	157,379	149,167	118,301
Sponsorships	7,500	-	9,000
Program & Community Development	895,216	1,424,605	587,806
General & Administrative	310,092	262,792	270,627
<b>Total Expenses</b>	<b>1,370,186</b>	<b>1,836,563</b>	<b>985,734</b>
<b>Change In Net Assets</b>	<b>(952,687)</b>	<b>(649,063)</b>	<b>(673,588)</b>



## PROGRAM SUPPORT APPLICATION

COMIDA and MCIDC are proud to support workforce development initiatives to improve access to employment opportunities. Please fill in all information below and attach your program proposal to be considered for support. For questions and submissions, please email Allison Clark at [AllisonClark@monroecounty.gov](mailto:AllisonClark@monroecounty.gov) or call (585) 753-2006.

Organization and/or Program Name: Greater Rochester Chamber - Campus ROC

Contact Name: Barb Egenhofer Contact Phone: 585.355.3625

Contact Email: Barb.Egenhofer@GreaterRochesterChamber.com

Year program started: 2020

Address: 250 Clinton Square City: Rochester State: NY Zip: 14604

Tax EIN: 51-0439860

**• A brief overview of your program including your program's mission and target audience.**

CampusROC is an initiative of the Greater Rochester Chamber of Commerce and ROC2025. The Mission of CampusROC is to promote Rochester both as an attractive destination for students to attend college and as a desirable community for them to live and work after graduation. Our vision is that the Rochester region will be known throughout the country and world as a center for college students.

**• Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.**

Our community partners include the 19 colleges and universities in the Greater Rochester region as well as every company within our region that wish to engage with our college students for internships, co-ops, micro-internships and placement opportunities upon graduation.

We also partner with organizations such as Visit Rochester to promote the Region as a great place to live, work and play; with Rochester Transit Services to partner with us on fulfilling the transportation needs of our students.

**• How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.**

All of our programs of Talent Strategy support one of our three pillars – to ATTRACT new talent into the region, to RETAIN the talent that is here, and to CONNECT that talent to employment in

the region. While we support the 9-county region, we consider Monroe County to be our primary focus for this program.

**• How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.**

The CampusROC program measures our success and growth via a number of metrics. Below are examples of key metrics we track and a recap of our results to date:

- 50,000 student in-person interactions
- 108 Students placed in jobs/internships from three CollegeFEST Events
- 102 Direct & Indirect Placements
- 2,500 Total Social Followers
- 31 CampusROC Events
- 48 times on nine regional college campuses
- 3 National, 2 Community and 9 Campus Partnerships established

For the RETAIN program, our proposal is to distribute grants to 25 recipients' year one, and 50 recipients' year two. Incentive payouts will be distributed upon completion of one year of service with the employer.

**• Amount of funding requested and how these dollars would be used.**

Request for year one of the program is \$234,950. See attached for details.

**• A copy of the operating budget and statement of financial position (balance sheet).**

See attached.

**• Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.**

CampusROC is one of several Talent Strategy programs of Greater Rochester Chamber of Commerce. The Talent Strategy team are all employees of the Chamber and funded by ROC2025 via the Chamber Foundation.

The RETAIN program will be administered and managed by the Talent Strategy team at Greater Rochester Chamber of Commerce. The CampusROC program manager will be responsible for all aspects of the program and adhering to the timeline, as detailed in the attached PowerPoint. We have included an ask for a PT RETAIN specialist, who will report to the CampusROC program manager and be responsible for all of the administrative components of the RETAIN program.

**• Copy of your most recent audit**



# CampusROC RETAIN



Modifications	Details
Grant Amount	Year 1 - \$100,000 to distribute \$4,000 to 25 recipients. Year 2 - \$200,000 to distribute \$4,000 to 50 recipients.
Application & Distribution Dates	Application Opens: May 1st – July 31st, 2024 Application Closes: August 1st, 2024 Incentive Distribution: Following August 1st, 2025
Application Process	The new employee, rather than the employer, owns the responsibility for applying for and receiving the grant
Eligibility	<ul style="list-style-type: none"> <li>• Obtained employment at a for-profit business headquartered in Monroe County with 100 or less employees</li> <li>• Graduated within one year from a college, university, or trade school located in Greater Rochester</li> <li>• Have a starting annual salary no higher than \$85,000</li> <li>• Be 18 years or older at the time of application submission</li> <li>• RETAIN will prioritize employees working at minority and women-owned businesses as well as businesses in highly distressed zip codes.</li> </ul>



Modifications Continued	Details
Internal Point System	Establish an internal point system to determine which applicants will be considered for RETAIN grant.
RETAIN Community	<ul style="list-style-type: none"> <li>• Offer professional development resources and potential mentorship, in partnership with young professional networks.</li> <li>• Create a group within the Chamber Circle Community to maintain communication with participants</li> <li>• One on one quarterly meetings with CampusROC team to determine short term and long-term goals</li> </ul>
RETAIN Events	<ul style="list-style-type: none"> <li>• RETAIN Social – Welcome all employees and employers participating</li> <li>• RETAIN Planting Your Roots – Connect employees to chamber members related to long-term investment (landlords, realtors, community service, volunteer, etc)</li> <li>• End of Year Celebration</li> </ul>
RETAIN Benefits/Perks	<p>Innovation Square discount</p> <ul style="list-style-type: none"> <li>• Provide RETAIN participants with a discount to facilities in Innovation Square, including Great Lakes Gaming, the YMCA at Innovation Square, and general access to IS</li> <li>• Set annual \$600 discount to be applied to location of participant's choosing</li> </ul> <p>Family &amp; Friends weekend</p> <ul style="list-style-type: none"> <li>• Partner with Visit Rochester to sponsor a weekend visit of friends and/or family</li> <li>• Determine specific weekend or allocate \$1,500/participant</li> </ul>





# RETAIN Annual Expense Overview

Based on 2023 CampusROC program costs

Item		Cost
Incentive (\$4,000 / 25 recipients)		\$100,000
Professional Development Resources (\$500/recipient)		\$12,500
Guest Speakers		\$2,500
Venue Rental (\$1,250 / event)		\$3,750
Food & Drink (\$3,000 / event)		\$9,000
Event Decor (\$2,000 / event)		\$6,000
Swag & Giveaways (\$300/participant)		\$7,500
Marketing & Advertisement		\$10,000
Circle Community (\$100/month)		\$1,200
Innovation Square Discount (\$600/participant)		\$15,000
Family/Friends Weekend (\$1,500/participant)		\$37,500
Position	Hours	Cost
College Retention Coordinator / RETAIN Specialist	Part Time – up to 20hrs/week	\$30,000
<b>TOTAL</b>		<b>\$234,950</b>



# Additional CampusROC Retention Programs

Potential Monroe County Sponsorship Opportunities

Program	Purpose
International Hiring Virtual Session	To educate regional employers on Greater Rochester's international population, how to hire international talent, and the benefits of hiring international talent. Overall education will increase international graduate retention rate.
Summer Intern Program	To provide Greater Rochester interns the opportunity to develop their soft skills, hard skills, and professional development opportunities. Increase connectivity to Greater Rochester and Monroe County employment opportunities.
College Exploration Weekend	To provide students and graduates the opportunity to explore Downtown Rochester, network with employers, and learn about what Rochester has to offer socially.
Intern Bridge & CampusROC Collaboration	To support employers in starting or enhancing their traditional internship program, specifically for the Next Gen population. Increasing the number of internships will increase the number of local interns.
RTS & CampusROC Collaboration	To support students in understanding the RTS system, utilizing the RTS system, and collecting data to increase RTS access in the future. Increasing RTS student usage will increase downtown vitality and connectivity to region.



## WORKFORCE DEVELOPMENT FUND APPLICATION

COMIDA is proud to support workforce development initiatives to improve access to employment opportunities. Please fill in all information below and attach your program proposal to be considered for support. For questions and submissions, please email Allison Clark at [AllisonClark@monroecounty.gov](mailto:AllisonClark@monroecounty.gov) or call (585) 753-2006.

Organization and/or Program Name: The Young CEO Program ( Above the Line Foundation, Inc.)

The Young CEO Program ( Above the Line Foundation, Inc.)

Contact Name: Nakia Vargas Contact Phone: [REDACTED]

Contact Email: [REDACTED] Year program started: 2022

Address: 1401 Stone Rd. 304 City: Rochester State: NY Zip: 14615

Tax EIN: [REDACTED]

**Please attach to this page your proposal for program funding. Please note, you must address each of the questions below to be considered for funding**

- A brief overview of your program including your program's mission and target audience.
- Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.
- How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.
- How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.
- Amount of funding requested and how these dollars would be used.
- A copy of the operating budget and statement of financial position (balance sheet).
- Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.
- Copy of your most recent audit.



# YOUNG CEO PROGRAM



# Nakia Vargas

CEO / FOUNDER

Nakia Vargas was raised by a single mother of 6. Her experiences with poverty and a lack of opportunity have shaped her life. Nakia is a wife and mother of 3 from Rochester, NY. She graduated from RIT in 2009 with a degree in accounting and a minor in marketing and advertising. Nakia owns and operates Vargas Financial Services, which she started in 2016. Vargas Financial focuses on non-profit accounting and other accounting services for individuals. Vargas brings 14 years of experience to the Young CEO program. Her passion for building generational wealth, curving poverty, and raising knowledgeable leaders drives the Young CEO vision.





# About

The Young CEO Program was founded to help teens ages 15-18 become generational wealth builders. Our 12-week program takes hardworking, driven teenagers and turns them into hardworking, driven Entrepreneurs. The participants first learn about personal finance, budgeting, credit, and goal setting. Then, they are introduced to business basics including entities, branding, finance, and how to start and maintain a business. The participants are required to complete a 5-page business plan in order to graduate and receive \$1,000.00 in start-up funds. This program is free to the participants as it is fully grant-funded.





# Why I Created the Young CEO Program

- Personal experiences with growing up in poverty
- Have a passion for helping others see their potential at an early age.
- Young minds are more receptive to new ideas.
- Started with my 11 y/o daughter. If I could do it for my child, I could help another child.
- This is my contribution to helping create generational wealth, combat poverty, and keep kids off the streets.
- It's Empowering the Youth to see their value and abilities at an early age, giving them a fighting chance to see personal success as an adult.



# Mission & Values

## Mission

The Mission of the Young CEO Program is to help create generational wealth while helping to combat poverty and violence in our youth. Our goal is to provide a positive outlet and to be the change that we want to see in the world and to help underserved youth understand that they have the power to be great even if college is not their choice for the future.

## Values

Education empowers the youth, changes the trajectory of lives, and creates an intrinsic value that will change the world. We believe in equal opportunities for teenagers of all backgrounds and that knowledge is power.



# Goals

---

- To help as many teenagers as possible become entrepreneurs
  - Create generational wealth
  - Provide a positive outlet for teenagers in underserved communities.
  - Help teens create the potential for a positive future
  - To offer this program on a national level
  - To partner with schools to provide the program as a post-secondary option
- 



# Milestones



**Winter  
2022**

The Young CEO program is started.



**Spring  
2022**

The program graduated 7 students with 8 businesses started.



**Summer  
2022**

Summer enrichment with the City of Rochester with 20 participants



**Spring  
2023**

The program graduated 3 students with 4 businesses started.



# Our Courses



**BUSINESS PLAN  
DEVELOPMENT**



**PERSONAL  
FINANCE**



**BUSINESS CREDIT**



**MARKETING AND  
BRANDING**



# The Process

1. VETTING

4. GRADUATE WITH  
BUSINESS OWNERSHIP

2. SELECTION PROCESS

3. IMPLEMENTATION 10-12  
WEEK PROGRAM

5. 6 MONTHS OF BUSINESS  
COACHING



# Target Audience



## YOUNG ADULTS

15-18 years old interested in  
Entrepreneurship

## PARENTS

who are identifying traits in kids and co-  
collaborators of the program.

## COMMUNITY LEADERS & ORGANIZATIONS

who are looking to collaborate  
around similar missions



# Benefits

- Will have business ownership
- Intrinsic value and empowerment
- Lifelong partnership
- Community Partnership
- Exposure
- Generational Wealth
- Knowledge of business ownership and personal finances



# Key Performance Measures

## Current

- Successful launch of businesses within the program timeframe.
- Highlighting and tracking success stories of program alumni and their achievements, significant milestones or recognition in their entrepreneurial journeys as a result of participating in the program.

## As we grow

- Successful launch of businesses within the program timeframe.
- Track the percentage of businesses started by program participants that survive beyond one year, three years, or five years post-launch.
- Track the profitability of businesses founded by program participants.
- Highlighting and tracking success stories of program alumni and their achievements, significant milestones or recognition in their entrepreneurial journeys as a result of participating in the program.



# Funding Requested

Fall 2024 Cohort  
\$50,000

Spring 2024 Cohort  
\$50,000

**Total Funding requested**  
**\$100,000**

This will ensure the growth, sustainability, and longevity.



# Media



[Spectrum](#)

[Spectrum](#)

[ESL Q&A](#)



*Wegmans*



**Current Partners**



# Connect with us !



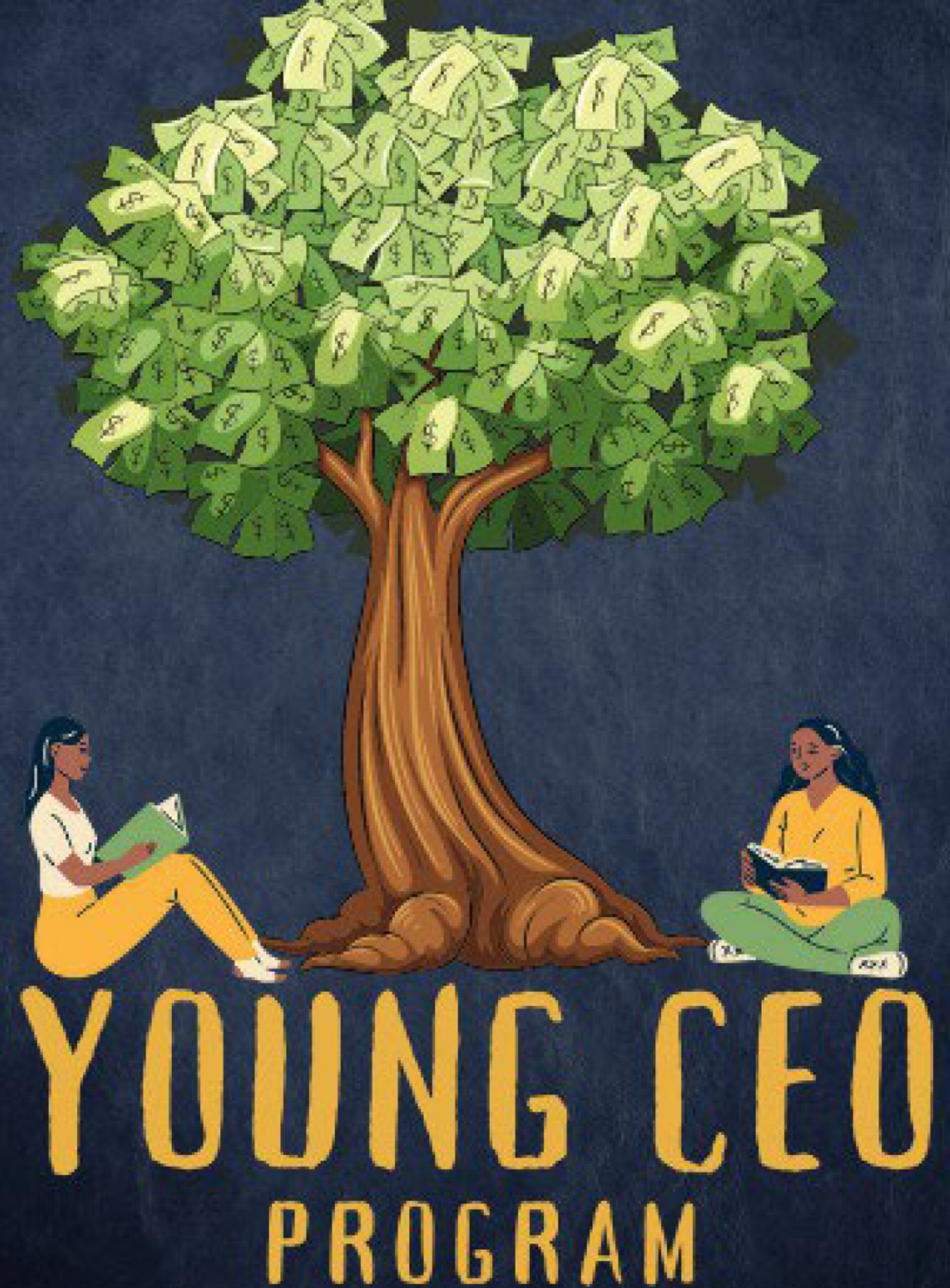
[YoungCEO](#)



585-957-3658



[youngceoprogram@outlook.com](mailto:youngceoprogram@outlook.com)



**Above The Line Fdn. Budget**  
**January to December 2024**

<b>Revenue</b>	<b>Amount</b>
Grant	\$100,000
Fees for service	
Board Pledges	\$2,700
<b>Total Income</b>	<b>\$102,700</b>

<b>Expense Items</b>	<b>Amount</b>
<b>Administrative Fees</b>	
Rent/ Lease	\$ 2,400.00
Printing/postage	\$ 300.00
<b>Program Expenses</b>	
Administrative Fees(Facilitator & Assistant)	36,000
Professional fees (Guest, consultants)	4,000
Participant Business License Fees	4,000
Meeting/Meals expenses	10,000
Facility Rental	5,000
Supplies (consumable)	1,000
Marketing/ Advertising	2,000
Equipment	8,000
Miscellaneous- Program Graduation	10,000
Miscellaneous- Participant Start-up Reward	20,000
<b>Total Program Expenses</b>	<b>100,000</b>
<b>Total Expenses</b>	<b>\$102,700</b>

**Above The Line Program Budget  
Young CEO Program 2024 BUDGET**

**Applicant: Vargas Financial Services  
Project: Young CEO Program Fall 2024**

**SECTION ONE - PROJECT INCOME**

Funding Sources each actual and/or anticipated source of funding <i>for this project only</i>		List	Amount (round to the nearest \$1.0)	check one	
				Funds Committed	Funds Requested
Grant	Box 1		\$50,000		X
Fees for service					
Donations					
Total Project Income	Box 2		\$50,000		

**SECTION TWO - PROJECT EXPENSES**

Expense Items List expense items for this project only. On a separate page, provide brief descriptions of any items that aren't self-explanatory.	Amount (round to the nearest \$1)	Amount of item to be funded by grant
<b>Program Expenses</b>		
Administrative Fees(Facilitator & Assistant)	18,000	18,000
Professional fees (Guest, consultants)	2,000	2,000
Participant Business License Fees	2,000	2,000
Meeting/Meals expenses	5,000	5,000
Facility Rental	2,500	2,500
Supplies (consumable)	500	500
Marketing/ Advertising	1,000	1,000
Equipment	4,000	4,000
Miscellaneous- Program Graduation	5,000	5,000
Miscellaneous- Participant Start-up Reward	10,000	10,000
<b>Subtotal: Direct Program Expenses</b>	<b>\$32,000</b>	<b>\$32,000</b>
<b>Total Expenses</b>	<b>\$50,000</b>	<b>\$50,000</b>

**Above The Line Program Budget  
Young CEO Program 2025 BUDGET**

**Applicant: Vargas Financial Services  
Project: Young CEO Program 2025**

**SECTION ONE - PROJECT INCOME**

Funding Sources List each actual and/or anticipated source of funding for this project only	Amount (round to the nearest \$1.0)	check one	
		Funds Committed	Funds Requested
Grant <span style="float: right;">Box 1</span>	\$100,000		X
Fees for service			
Donations	\$14,000		
<b>Total Project Income</b>	<b>\$114,000</b>		

**SECTION TWO - PROJECT EXPENSES**

Expense Items List expense items for this project only. On a separate page, provide brief descriptions of any items that aren't self-explanatory.	Amount (round to the nearest \$1)	Amount of item to be funded by grant
<b>Program Expenses</b>		
Administrative Fees(Facilitator & Assistant)	36,000	36,000
Professional fees (Guest, consultants)	4,000	4,000
Participant Business License Fees	5,000	5,000
Meeting/Meals expenses	10,000	10,000
Facility Rental	5,000	5,000
Supplies (consumable)	1,000	1,000
Marketing/ Advertising	2,500	2,500
Equipment	8,000	8,000
Miscellaneous- Program Graduation	7,500	7,500
Miscellaneous- Participant Start-up Reward	35,000	35,000
<b>Subtotal: Direct Program Expenses</b>	<b>\$78,000</b>	<b>\$78,000</b>
<b>Total Expenses</b>	<b>\$114,000</b>	<b>\$114,000</b>

**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**RESOLUTION**  
(Eastman Kodak Company Railroad Project)

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on June 18, 2024 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION AUTHORIZING THE EXECUTION AND  
DELIVERY OF A GRANT AGREEMENT IN CONNECTION  
WITH A PROJECT FOR EASTMAN KODAK COMPANY

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the State has long been recognized as the national leader in investing in the State's transportation infrastructure and is providing approximately \$121.6 million in capital funding to maintain and modernize freight rail and port infrastructure across the state through the Passenger and Freight Rail Assistance Program (the "PFRAP"); and

WHEREAS, pursuant to Article 2 of the Transportation Law of the State the Commissioner of Transportation is authorized to enter into contracts with, among others, private corporations, other State agencies, public authorities, political subdivisions of the State, and other States (each an "Eligible Applicant") for the purpose of maintaining and improving rail transportation services and thus, the State Department of Transportation (the "NYSDOT") is soliciting candidate projects to provide funding opportunities through PFRAP for investments in the State's rail and port infrastructure; and

WHEREAS, eligible candidate projects (each an "Eligible Project") are either (1) any capital improvement to freight, intercity passenger or tourist rail assets with a minimum service life of ten (10) years or greater or (2) any capital improvement for public port facilities outside the jurisdiction of the Port Authority of New York and New Jersey with a minimum life service of ten (10) years or greater; and

WHEREAS, Eastman Kodak Company, or a company formed or to be formed on its behalf (the "Applicant") has submitted an application to the Agency requesting the Agency apply to receive grant funds under the PFRAP for the purpose of maintaining safe and reliable

rail infrastructure by making critical repairs and upgrades to the Applicant's rail infrastructure, specifically: (1) rebuilding 200 linear feet of concrete retaining wall near the Dewey Avenue Bridge; (2) repairing bottom flange steel and painting bridges over the Kodak Park roadway; (3) rebuilding three at-grade crossings along routes utilized by the Applicant and its tenants; (4) upgrading eighteen 90-pound and 100-pound turnouts with 115-pound components, which have reached the end of their service life and (5) renewing 1,820 linear feet of 90-pound rail with 115-pound and 135-pound rail (collectively the "Project"); and

WHEREAS, on September 26, 2022, the Agency approved the Project and the submission of the PFRAP application; and

WHEREAS, NYSDOT has approved a grant of \$3,000,000 for the Project (the "Grant"); and

WHEREAS, the Agency desires to enter into an agreement (the "Grant Agreement") by and between the Agency and the Applicant pursuant to which the Agency and the Applicant shall agree to the terms of the application for the Grant by the Agency on behalf of the Applicant and to memorialize the ongoing administration of the Grant from the Agency to the Applicant.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Agency, based upon representations made by the Applicant to the Agency, hereby finds and determines that:

- (A) Receipt of the Grant will allow the Applicant to maintain safe and reliable rail infrastructure at its business park;
- (B) The Agency is an Eligible Applicant and the Project is an Eligible Project;
- (C) The Applicant has not submitted or caused to be submitted more than four (4) applications for PFRAP grant fund awards; and
- (D) Affiliates of the Applicant have not submitted or caused to be submitted more than eight (8) applications for PFRAP grant fund awards.

Section 2. (A) The Grant Agreement shall be in form and substance satisfactory to the Executive Director, the Deputy Director and Agency Counsel. The Executive Director and Deputy Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver, on behalf of the Agency, the Grant Agreement and any such documents as may be necessary to evidence the terms of this resolution (collectively, the "Agency Documents").

(B) The Executive Director and Deputy Director of the Agency are hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required

or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 5. The Agency Documents shall be deemed the obligation of the Agency, and not of any member, officer, agent or employee of the Agency in his/her individual capacity, and the members, officers, agents and employees of the Agency shall not be personally liable thereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby. The Agency Documents shall not constitute or give rise to an obligation of the State or the County and neither the State nor the County shall be liable thereunder, and further, such documents shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute limited obligations of the Agency.

Section 6. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Jay Popli				
Troy Milne				
Lisa Bolzner				
Joseph Alloco				
Rhett King				
Norman Jones				
Ann L. Burr				

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK )  
COUNTY OF MONROE ) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on June 18, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18<sup>th</sup> day of June, 2024.

---

Ana J. Liss, Executive Director



COUNTY OF MONROE  
**COMIDA**  
 INDUSTRIAL DEVELOPMENT AGENCY

**Dashboard**

June 2024

**Incentives Summary**

Sales Tax Exemptions		Mortgage Recording Tax Exemption		PILOTS		Total Company Investment	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
13	31	8	13	8	13	\$154,499,210	\$1,151,621,436

**Jobs Summary**

Number of Total Projects		Existing Jobs Retained per Application		New Jobs Projected by Applicant		New Jobs Required*	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
13	27	560	321	410	518	153	120

**Fees for Approved Projects (includes all app and agency fees)**

Total		Paid to Date		Outstanding	
2024 Projects YTD	2023 Projects YE	2024 Projects YTD	2023 Projects YE	2024 Projects YTD	2023 Projects YE
\$1,123,855	\$10,158,340	\$44,763	\$5,655,293	\$1,079,093	\$4,503,047

**Workforce Development Fund**  
 Beginning Balance \$2,500,000

Allocated Fee income		Committed Funds		Fund Balance	
2024 YTD	2023 YE	2024 YTD	2023 YE	2024 YTD	2023 YE
\$22,485	\$1,774,162	\$970,000	\$2,970,000	\$1,590,479	\$1,304,162

Solar WD Fund			
Fees Approved to Date	Fees Collected to Date	Allocated to Date	Balance
\$75,000	\$50,000	\$0	\$50,000

\*Required jobs are calculated as 10% of the existing jobs, with a minimum of 1 job. Enhanced JobsPlus is 100 jobs with a minimum of \$15,000,000 investment. There is no job creation requirement for projects that only receive sales tax exemptions.