



COMPLIANCE COMMITTEE MEETING MINUTES
August 20, 2024

Time & Place: 1:00 p.m. at City Place

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

Also Present: A. Liss, R. Finnerty, R. Baranello, Esq., T. Francis

The meeting of the Compliance Review Committee was called to order by A. Burr Chair at 1:35 p.m.

On motion by J. Alloco, second by T. Milne, all aye, minutes of the December 18, 2023 committee meeting were approved.

Staff reviewed information collected over the past eight months for the 587, LLC project showing multiple violations of the local labor policy. The compliance committee is recommending termination and recapture of benefits. On motion by J. Alloco, second by T. Milne, all aye, motion carried to recommend to the full board that COMIDA terminate and recapture benefits.

The committee reviewed the Sales Tax Recapture Report. One project was reported having used the sales tax exemption past the expiration date. The dollar amount used was repaid to NYS. Another project exceeded its approved sales tax exemption in 2022 and recapture is still being pursued as the landlord, general contractor and tenant review the situation.

The committee then reviewed projects that have failed to make the required payments under their respective PILOT Agreements. Demand letters have been sent to projects requiring payment within 30 days. Staff will continue to monitor and report to the committee/board prior to assessing exercising remedies.

The committee reviewed the job compliance report, which provides information regarding companies seeking a waiver from the job creation requirements contained in the PILOT Agreements. Companies cited a variety of challenges to job creation, however, the most common reasons the inability to find qualified candidates, lost sales, and still recovering from the pandemic. The committee reviewed each project and recommended waivers be granted for all projects except project code 2602 16 067 A and 2602 17 019 A. Staff will request additional information and report back at the next committee meeting.

On motion by T. Milne, second by L. Bolzner, all aye, the committee recommends the full board grant waivers to the following projects, as identified by project code:

- 2602 11 030 A
- 2602 11 042 A
- 2602 12 022 A
- 2602 13 006 A
- 2602 13 045 A
- 2602 13 068 A
- 2602 14 008 A
- 2602 14 023 A

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- 2602 14 029 A
- 2602 14 036 A
- 2602 15 079 A
- 2602 16 031 A
- 2602 17 004 A
- 2602 17 006 A
- 2602 17 010 A
- 2602 17 042 M
- 2602 18 062 M
- 2602 19 011 A
- 2602 19 017 A
- 2602 20 012 B
- 2602 21 050 A

It was noted that the majority of the active projects have made their job creation requirement.

There being no other business to discuss, on motion by T. Milne, second by L. Bolzner, the meeting was adjourned at 2:35 p.m.