



**BOARD MEETING MINUTES  
December 15, 2020**

Time & Place: 12:00 p.m. via conference call per Governor's Executive Order 202.1

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

Board Absent: None

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

Chair Burr called the meeting to order at 12:10 p.m.

On motion by J. Popli, second by T. Milne, all aye, minutes of the November 17, 2020 meeting were approved.

K. Loewke presented the local labor exemptions report for November 2020.

G. Genovese presented the financial report for November 2020.

Executive Director Liss presented the following projects for consideration:

**IEC Electronics Corp.**

IEC Electronics is proposing to purchase and renovate a building in the Town of Chili. IEC Electronics was considering New Mexico as an alternate site but chose to expand in Upstate New York. The \$5.7 million project is projected to create 150 new FTEs over the next three years. The applicant is seeking approval of sales tax and mortgage recording tax exemptions. The Benefit/Incentive ratio is 255:1

The applicant was represented by Thomas Barbato. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (ii) APPOINT IEC ELECTRONICS CORP. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT AND (B) A MORTGAGE RECORDING TAX EXEMPTION; AND (iv) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by J. Popli, second by A. Meleo for inducement and final resolution approving mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motions carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

**HYZON Motors Inc.**

HYZON Motors Inc. a hydrogen fuel cell technology company is proposing to purchase and renovate a building to serve as its new global headquarters in the Town of Mendon. HYZON Motors Inc. provides zero emission hydrogen fuel cell mobility projects and is expecting that the demand for its products will increase tremendously over the next few years. The \$5 million project is expected to create 100 FTE's over three years. The applicant is seeking sales tax exemption, mortgage recording tax exemption, and a JobsPlus property tax abatement. The cost benefit ratio is 371:1.

The applicant was represented by Matt Fronk and Eric Pettee. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. Ms. Baranello noted there were no comments at the public hearing.

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 DECEMBER 15, 2020, WITH RESPECT TO THE HYZON MOTORS INC. (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) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) IF NECESSARY, A 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 A. Meleo for inducement and final resolution approving real property tax abatement, mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motions carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

**Gannett Partners**

Gannett Partners I, LLC, a real estate holding company, is proposing to purchase and renovate the former Gannett Publishing headquarters building located in the City of Rochester. This vacant building will be converted to a mixed-use facility. Renovations include 87 market-rate apartments, climate controlled self-storage and retail space. The \$34.8 million project is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of sales tax and mortgage recording tax exemptions. The Benefit/Incentive ratio is 13:1.

The applicant was represented by Jim Taylor. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. Ms. Baranello noted there were no comments at the public hearing.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON DECEMBER 15, 2020; (ii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINT GANNETT PARTNERS I LLC OR A RELATED

ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE THE PROJECT; (iv) AUTHORIZE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT AND (B) A MORTGAGE RECORDING TAX EXEMPTION; AND (v) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by A. Meleo, second by L. Bolzner for inducement and final resolution approving mortgage recording tax and sales tax exemptions, a roll call vote resulted as follows and the motions carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

### **LFS John Street LLC**

LFS John Street LLC, a real estate holding company, proposes to construct a 225,000 sq ft building for its tenant, Veritiv Operating Company in the Town of Henrietta. Veritiv is one of the largest non-retail distributors in North America with a focus on packaging, printing, and facility supply products. This facility will be a new distribution point for Veritiv in upstate New York. The \$13.8 million project is expected to create 45 FTE's over three years. The applicant is seeking sales tax exemption, mortgage recording tax exemption, and a JobsPlus property tax abatement. The cost benefit ratio is 23:1.

The applicant was represented by Eric Jones and Gary Haley. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. Ms. Baranello noted there were no comments at the public hearing.

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 DECEMBER 15, 2020, WITH RESPECT TO THE LFS JOHN STREET 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) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A 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 A. Meleo 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 motions carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

**John Street Realty**

John Street Realty, a real estate holding company, proposes to construct an 83,000 sq. ft. building for, M S International, Inc, in the Town of Henrietta. M S International is a leading wholesale distributor of flooring, countertops, wall tile and hardscaping products. This new facility will allow M S International to better service existing customers as well as attract new customers in New York State. Upon completion, the project will be sold to MS International. The \$7.1 million project is expected to create 10 FTE's over three years. The applicant is seeking sales tax exemption and a JobsPlus property tax abatement. M S International is seeking a sales tax exemption on non-manufacturing equipment and FF&E. The cost benefit ratio is 12:1.

The applicant was represented by Eric Jones and Mukul Tahiliani. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. Ms. Baranello noted there were no comments at the public hearing.

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 DECEMBER 15, 2020, WITH RESPECT TO THE JOHN STREET REALTY LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (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 UNDERTAKING OF THE PROJECT AND (B) 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 R. King 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 motions carried:

J. Popli	Yea	J. Alloco	Yea
A. Meleo	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
T. Milne	Yea		

Executive Director Liss presented the following project modifications for consideration:

**Five Twenty Five East Broad LLC – Increase and Extension**

FiveTwentyFive East Broad LLC, is a real estate holding company, owned by the Konar Family. The company is constructing a residential building containing townhouses and apartments in the City of Rochester's Neighborhood of Play (NOP). This first phase of the project was approved by the board in November of 2018 for sales and mortgage recording tax exemptions as well as a custom real property tax abatement. An increase and extension was previously approved by the Board in December of 2019. The applicant is seeking a renewal and extension of the sales tax exemption through June 30, 2021 as well as an increase in project costs of \$123,787 due to additional construction components and delays due to the COVID 19 pandemic.

The applicant was represented by Gary Izzo.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) GRANTED TO FIVETWENTYFIVE EAST BROAD LLC (THE "COMPANY") THROUGH JUNE 30, 2021 AND (ii) GRANTING ADDITIONAL FINANCIAL ASSISTANCE TO IN AMOUNTS EXCEEDING THE AMOUNTS APPROVED BY THE AGENCY IN ITS RESOLUTIONS ADOPTED ON NOVEMBER 27, 2018 AND NOVEMBER 19, 2019.

On motion by A. Meleo to approve the resolution, second by L. Bolzner, all aye with one abstention by J. Popli, the motion carried.

#### **Sibley Redevelopment Limited Partnership – Extension**

Sibley Redevelopment Limited Partnership purchased the former Sibley Department Store on Main Street in the City of Rochester and was originally approved in 2012 for a custom PILOT. Sibley Redevelopment Limited Partnership is requesting an extension on the sales tax exemption through December 31, 2021 as they continue to buildout empty commercial space for tenants.

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 BENEFIT GRANTED TO SIBLEY REDEVELOPMENT LIMITED PARTNERSHIP (THE "COMPANY") THROUGH DECEMBER 31, 2021.

On motion by R. King to approve the resolution, second by J. Alloco, all aye, the motion carried.

#### **Tower 195 LLC – Extension**

Tower 195 LLC, a Gallina Development real estate entity, began redevelopment of the former Chase Tower in 2015, now known as The Metropolitan located in the City of Rochester. Since that time, there have been several increases to sales tax and mortgage recording tax exemptions. The applicant is requesting an extension of their sales tax exemption through December 31, 2021 as there have been construction delays due to COVID.

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 BENEFIT GRANTED TO TOWER 195 LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli to approve the resolution, second by A. Meleo, all aye, the motion carried.

#### **One Alexander Street LLC– Extension**

One Alexander Street LLC is constructing a 78,000 sq. ft. mixed use facility in the City of Rochester at Alex Park, the site of the former Genesee Hospital. The project is the new corporate headquarters for Mindex Technologies, Inc. occupying 17,000 sq. ft. The remaining square footage will be 48 residential units ranging from 560 to 950 sq. ft. (15 studio and 33 one bedroom units). The residential component will have 20% of the units set aside for affordable housing. In June 2018, the applicant was approved for the JobsPlus property tax abatement, mortgage recording tax and sales tax exemption. The applicant is seeking an extension of the sales tax exemption through December 31, 2021 as there have been construction delays due to COVID.

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 ONE ALEXANDER STREET LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Milne to approve the resolution, second by J. Popli, all aye, the motion carried.

**Buckingham Properties LLC (81 Lake Avenue) – Extension**

Buckingham Properties, LLC is renovating the Evelyn Brandon Health Center (EBHC) in the City of Rochester. The property is located in a distressed census tract, #2. EBHC is part of the Rochester Regional Health System and provides intensive psychiatric rehabilitation treatment for those with serious and persistent illnesses and chemical dependency. In September 2018, the applicant was approved for mortgage recording tax and sales tax exemption. The applicant is now seeking an extension of the sales tax exemption through December 31, 2021 as there have been delays due to COVID.

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 BUCKINGHAM PROPERTIES LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by A. Meleo, all aye, the motion carried.

**Midtown Parcel 2 Ground LLC – Extension**

Buckingham Properties LLC is constructing a 106,000 square foot, five story mixed use facility in the City of Rochester, at Parcel 2 of the former Midtown Plaza. The \$26 million project will include the new corporate headquarters for Butler Till Media Services who will occupy approximately 50,000 square feet. The remaining square footage will include 28 residential units ranging from 698 to 1,447 sq. ft., 20% of the residential units will be affordable to households earning no more than 60% of the area median income. In September 2019, the applicant was approved for the JobsPlus Property Tax Abatement, Mortgage Recording and Sales Tax Exemption. The applicant is requesting an extension of the sales tax exemption through December 31, 2022, as there have been construction delays due to COVID.

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 BENEFIT GRANTED TO BUCKINGHAM PROPERTIES LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Milne to approve the resolution, second by J. Popli, all aye, the motion carried.

**Unither Manufacturing – Extension**

Unither Manufacturing, LLC (Unither) is a pharmaceutical contract manufacturer headquartered in France with 6 manufacturing facilities throughout the world. The Monroe County facility is the Company's only US manufacturing site. Unither produces sterile premeasured single use dosage products at the Town of Henrietta facility. The Company proposes a phased expansion over 5 years, which will involve renovation of 100,000 sq. ft. and a 22,000 sq. ft. building expansion to house 2 specialized production machines, package and warehouse space. Phase 1, includes construction of the additional sq. ft. for packaging and warehouse space. In June 2019, the applicant was approved for the Enhanced Jobs Plus PILOT program,

sales tax and mortgage recording tax exemptions. Due to construction delays caused by COVID, the applicant is seeking an extension of the sales tax exemptions through December 31, 2021.

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 BENEFIT GRANTED TO UNITHER MANUFACTURING LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by J. Alloco, all aye, the motion carried.

#### **Mid-Town Athletic – Extension**

Mid-Town Athletic Club, LLC (Midtown) is renovating 57,000 square feet of their existing facility at 200 E. Highland Drive in the City of Rochester, bordering the Town of Brighton. The proposed project is contiguous to a distressed census tract in the Town of Brighton. In September 2019, the applicant was approved for Sales Tax and Mortgage Recording Tax Exemptions only. The applicant is requesting an extension of the sales tax exemption through December 31, 2021 because of construction delays due to COVID.

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 BENEFIT GRANTED TO MID-TOWN ATHLETIC CLUB, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by J. Popli, all aye, the motion carried.

#### **Buckingham (460 Buffalo Road) – Extension**

Buckingham Properties LLC, a commercial real estate and development company, proposes to modernize and renovate an existing commercial building located at 460 Buffalo Road in the City of Rochester. The tenant, American Aerogel Corporation (American Aerogel), manufactures insulated shipping packages that keep temperature-sensitive material safe by using performance-leading aerogel-based insulation. In September 2019, Buckingham was approved for Sales Tax and Mortgage Recording Tax Exemptions as well as the JobsPlus Property Tax Abatement on the \$4.6 million building investment. The applicant is now seeking an extension on the sales tax exemption through December 31, 2021 as there have been construction delays due to COVID.

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 BENEFIT GRANTED TO BUCKINGHAM PROPERTIES LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by J. Popli, all aye, the motion carried.

#### **KRL Realty/Five Star Tool – Extension**

KRL Realty, LLC, a real estate holding company, and Five Star Tool Co., Inc, a related entity, are building a 15,000 square foot expansion to their existing facility in the Town of Gates. Five Star requires additional floor space to increase efficiencies and facilitate growth. In March 2020, KRL was approved for the JobPlus property tax abatement, mortgage recording tax and sales tax exemptions. KRL Realty,

LLC and Five Star Tool Co are both requesting an extension of the sales tax exemptions through December 31, 2021 as there have been construction delays due to COVID.

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 EACH OF KRL REALTY LLC (THE "COMPANY") AND FIVE STAR TOOL CO., INC. (THE "TENANT") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Popli to approve the resolution, second by R. King, all aye, the motion carried.

#### **Regional Distributors, Inc. – Extension**

Regional Distributors, Inc. is a supplier of paper goods, food items, equipment, janitorial supplies and packaging to over 2,500 customers throughout New York State. The company, a New York State certified Women Business Enterprise, is renovating their buildings in the City of Rochester to improve logistics and create efficiencies. The renovation will allow for increased inventory of existing and new product lines. Regional Distributors was approved for a sales tax exemption for construction materials, furniture, fixtures and equipment purchases of \$582,552 in March 2020. Due to COVID related delays in obtaining equipment, the applicant is seeking an extension of their sales tax exemption through June 30, 2021.

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 REGIONAL DISTRIBUTORS, INC. (THE "COMPANY") THROUGH JUNE 30, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by J. Popli, all aye, the motion carried.

#### **LeFrois Development, LLC – Extension**

LeFrois Development, LLC, is constructing a facility in the Town of Webster to be leased to the University of Rochester. The facility will be primarily dedicated to Medical and Radiation Oncology services featuring a Linear Accelerator Vault, a unique device used in radiation treatments for patients with cancer that requires special construction. Also included in the project is an Ophthalmology practice and related services. In March 2020, the applicant was approved for sales tax and mortgage recording tax exemptions and the LeasePlus property tax abatement. The applicant is seeking an extension on their sales tax exemption through December 31, 2021 because of a delay in construction due to COVID.

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 LEFROIS DEVELOPMENT LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by T. Milne, all aye, the motion carried.

#### **Relph Benefits Advisors – Extension**

Relph Benefits Advisors is a tenant of 800 Parker Hill Drive, LLC, in a 40,000 sq. ft. office building located on 6.9 acres in the new Panorama Park development in the Town of Penfield. This project was a \$8.5 million dollar project in which Relph Benefits was one of the two anchor tenants. Relph Benefits provides insurance and employee benefits services to companies with 100-3,000 employees. In January



2020, the applicant was granted a sales tax exemption and is now seeking an extension to the sales tax exemption through December 31, 2021 because of project delays in shipping of materials and installations due to the COVID 19 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 (AS HEREINAFTER DEFINED) GRANTED TO RELPH BENEFIT ADVISORS (THE "COMPANY") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by J. Popli, all aye, the motion carried.

#### **Alkemy Machine, LLC – Extension**

Alkemy Machine, LLC, is purchasing and renovating a 130,000 square foot building in the Town of Henrietta. Alkemy Machine business operations consist of sheet metal fabrication, precision welding, precision machining, powder coating and assemble. The \$5,250,000 project will impact 32 FTEs and is projected to create 27 new FTEs over the next three years. This project was approved in July 2020 for sales tax exemptions only. The applicant is now asking for an extension on the sales tax exemption through December 31, 2021 as there have been construction delays due to COVID.

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 ALKEMY MACHINE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2021, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Milne to approve the resolution, second by A. Meleo, all aye, the motion carried.

J. Popli reported that the Governance Committee met last week. The committee reviewed proposals for processing the local labor verified exemption requests. The committee recommends continued retention of The Bonadio Group for processing local labor verified exemption requests. The committee recommends the board approve another year with the Bonadio Group for financial services. The Committee also reviewed an intern position. The Committee recommends the full board adopt the three items considered.

On motion by A. Meleo, second by J. Alloco, all aye, the board approved an engagement with the Bonadio Group to process the verified local labor exemption requests for \$14,000. On motion by J. Popli, second by R. King, all aye, the board approved the final year of the contract with The Bonadio Group to provide financial services. On motion by J. Popli, second by R. King, all aye, the board approved the intern position for one year up to 15 hours per week at \$15.00 /hour.

A. Burr reported that the Audit Committee met to review responses to requests for proposals for auditing services, and also for a review of the employee handbook. The Committee recommends the full board adopt the proposal from Mengel, Metzger, Barr. On motion by R. King, second by L. Bolzner, all aye, the board appointed Mengel, Metzger, Barr as financial auditor for fiscal years 2020-2023 as proposed with an option for a fifth year subject to annual board approval.

Executive Director Liss presented the South Park Development, LLC Project Assignment to RLP III Greece, LLC. The project was represented by Michael Huntress and Lange Allen.

At the request of T. Milne, the board resolved to go into Executive Session under Section 105(f) Public Officers Law to discuss project financial information, on motion by A. Meleo and second by J. Alloco, all aye, the motion was approved. On a motion by A. Meleo, second by L. Bolzner, the board adjourned the Executive Session and resumed the regular meeting.

On motion by J. Alloco, second by A. Meleo, all aye, the board approved the assignment of financial assistance from South Park Development, LLC to the formed or to be formed USA subsidiary and its tenant Amazon.com Services LLC, the motion carried.

There being no further business the regular meeting of the Board of Directors of was adjourned.

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Lisa Bolzner, Secretary