



BOARD MEETING MINUTES
August 18, 2020
DRAFT

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

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

Board Absent: J. Alloco

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

Chair Burr called the meeting to order at 12:15 p.m.

On motion by J. Popli, second by T. Milne, all aye, minutes of the July 21, 2020 meeting were approved.

K. Loewke presented the Local Labor report for July 2020.

G. Genovese presented the financial report for July 2020.

Executive Director Liss presented the following projects for consideration:

Weld Works Inc.

Weld Works LLC, located in the Town of Gates, is a full-service design and metal fabrication company. Weld Works LLC is proposing to purchase a 2020 Ram 5500 utility service truck, due to their continued growth. The \$52,000 project is projected to create 2 new FTEs, while current employment is 4. Weld Works LLC has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sale tax exemption through COMIDA. The Benefit/Incentive ratio is 45:1.

The applicant was represented by Nick Carleton. The applicant confirmed awareness of the local labor policy and that exemptions are 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) APPOINT WELD WORKS LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR THE PURCHASE OF ONE UTILITY SERVICE TRUCK; (iii) AUTHORIZE THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS; AND (iv) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA.

On motion by T. Milne to approve the resolution, second by R. King, a roll call vote resulted as follows and the motion carried:

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

Signs Now of Rochester, dba Image 360 Rochester

Signs Now of Rochester, Inc. d/b/a Image360 Rochester is a commercial sign business that has been operating for 21 years. Signs Now has been able to expand with the ever-changing technology in the print industry. The business is relocating to the City of Rochester and adding new software that will streamline the production process and enable them to reach new markets by creating an e-commerce site. Signs Now will have more national projects for clients that have corporate headquarters based in Western NY. The predicted revenue growth will allow for the addition of three to five employees within the next five years. The applicant is seeking approval of sales tax exemptions on the \$110,594 project. The Benefit/Incentive ratio is 42:1.

The applicant was represented by Julie St. Germaine and Jackie Ciresi. The applicant confirmed awareness of the local labor policy and that exemptions need to 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) APPOINT SIGNS NOW OF ROCHESTER, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE RENOVATION AND EQUIPPING OF THE IMPROVEMENTS; AND (iii) AUTHORIZE THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by A. Meleo, a roll call vote resulted as follows and the motion carried:

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

Clarkson Renewables LLC

Clarkson Renewables, is proposing the development of a 5 MW (AC), ground-mounted solar energy project on an approximately 39-acre portion of land on the west side of Lake Road in the Town of Clarkson, New York. The project will provide a significant benefit to the local community by enabling residents in the area to participate in a share of a local clean energy project and receive a discount on their electricity bills. The application is seeking approval of sales and mortgage tax exemptions only on the \$8,867,428 project. The Benefit/Incentive ratio is 9:1.

The applicant was represented by Michael Cucchiara. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance. There were no public comments at the public hearing.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 18, 2020, WITH RESPECT TO THE PROJECT; (ii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINT CLARKSON RENEWABLES, 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 J. Popli to approve the resolution, second by R. King, a roll call vote resulted as follows and the motion carried:

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

Mendon Renewables LLC

Mendon Renewables, LLC, a real estate holding company, is proposing the development of a 5 MW (AC) ground-mounted solar energy project on an approximately 26-acre portion of land in the Town of Mendon, New York. The project will provide a significant benefit to the local community by enabling residents in the area to participate in a share of a local clean energy project and receive a discount on their electricity bills. The application is seeking approval of sales and mortgage tax exemptions only on the \$7,973,472 project. The Benefit/Incentive ratio is 10:1.

The applicant was represented by Michael Cucchiara. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance. There were no public comments at the public hearing.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 18, 2020, WITH RESPECT TO THE PROJECT; (ii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINT MENDON RENEWABLES, 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 R. King to approve the resolution, second by A. Meleo, a roll call vote resulted as follows and the motion carried:

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

93 Marsh Street LLC

93 Marsh Street LLC, a real estate holding company, proposes to construct five new attached single family homes on Marsh Street in the City of Rochester. The \$832,397 project is supported by the City of Rochester as part of their Core Housing Owner Incentive Exemption (CHOICE) Program. The CHOICE program's goal is to encourage home ownership in the City. Upon the sale of each unit, the property tax abatement transfers to the individual owner. The City has indicated that this project will assist in achieving the goals of the CHOICE program and asks for COMIDA's partnership. The 952 square foot, market rate, townhomes will have two

bedrooms and one and a half baths. The applicant seeks approval of a JobsPlus property tax abatement, mortgage recording tax and sales tax exemptions. The job requirement is not applicable for CHOICE program projects. The benefit to incentive ratio is 3: 1.

The applicant was represented by Matthew Denker. The applicant confirmed awareness of the local labor policy and that exemptions need to be requested 45 days in advance. There were no public 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 AUGUST 18, 2020, WITH RESPECT TO THE 93 MARSH STREET, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AN 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) 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 to approve the resolution, second by L. Bolzner, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following project modifications for consideration:

Indus South Union Street, LLC – Extension

Indus South Union Street, LLC, a real estate holding company, affiliated with Indus Hospitality Group (IHG) is constructing a Hampton Inn & Suites hotel adjacent to The Strong National Museum of Play in the City of Rochester. The project was approved by the board in March of 2020 for Mortgage recording tax exemption, sales tax exemption on construction materials, furniture and fixtures and the JobPlus property tax abatement on the increase in assessment due to renovation. The applicant is seeking an extension of the sales tax exemption through December 31, 2021 as the project has delayed construction 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 TAX EXEMPTION BENEFIT GRANTED TO INDUS SOUTH UNION 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 A. Meleo, all aye, the motion carried.

600 East Avenue, LLC – Assignment/Assumption

John C. Cothran as Trustee under the revocable Trust Agreement dated July 19, 1996 has entered into an agreement to purchase a mixed use building at the corner of East Avenue and Goodman St. in the City of Rochester. The project includes Class A office space, common areas including a conference room and kitchen for the use of commercial tenants, as well as apartments. The applicant is requesting approval to assume the custom property tax abatement.

The project was represented by John Cothran who shared he is excited to own property in upstate NY.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE SALE BY 600 EAST AVE LLC ("SELLER") OF ITS ASSETS RELATED TO, AND THE ASSIGNMENT OF ITS INTERESTS IN AND TO, THE PROPERTY KNOWN AS 586 EAST AVENUE [TAX ACCT. #: 121.350- 0001-005] AND 600 EAST AVENUE [TAX ACCT. #: 121.350-0001-006], ALL IN THE CITY OF ROCHESTER, NEW YORK TO JOHN C. COTHAN, AS TRUSTEE UNDER A CERTAIN REVOKABLE TRUST AGREEMENT ("PURCHASER"); AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King to approve the resolution, second by L. Bolzner, all aye, the motion carried.

Executive Director Liss and T. Oldham from Monroe Community College presented an update on the Mpower Program.

Executive Director Liss stated that the Center for Governmental Research Economic Development report will be completed shortly and will be shared with the board at the next meeting.

The board resolved to go into Executive Session to discuss a personnel issue, upon motion by R. King and second by T. Milne, all aye, the motion was approved. On a motion by R. King, second by T. Milne, the board adjourned the Executive Session and resumed the regular meeting.

Upon motion by J. Popli, seconded by R. King, the board approved the creation of new position in the Agency.

There being no further business and on motion by J. Popli, second by L. Bolzner, all aye, the regular meeting of the Board of Directors of was adjourned at 1:45 PM.

Lisa Bolzner, Secretary