



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

**DRAFT**  
**BOARD MEETING MINUTES**  
**December 21, 2021**

Time & Place: 12:00 p.m.

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

Board Absent: J. Alloco

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

Chair Burr called the meeting to order at 12:04 p.m.

On motion by J. Alloco, second by T. Milne, all aye, the minutes from the November 16, 2021 meeting were approved.

K. Loewke presented the Local Labor Monitoring Report for November 2021.

There are no exemptions to report on for November 2021.

G. Genovese presented the financial report for November 2021.

Executive Director Liss presented the following projects for consideration:

**Genesis Vision Inc.**

Genesis Vision, Inc. dba Rochester Optical Manufacturing Company is proposing to renovate an existing building in the City of Rochester for its lens lab division. This move will allow for growth and recovery from financial losses suffered over the past year from the pandemic and a devastating flood at its facility. The \$1.3 million project is projected to create 11 new FTEs over the next three years and retain 63 FTEs. The applicant is seeking approval of sales and mortgage recording tax exemptions only. The Benefit/Incentive ratio is 36:1.

The applicant was represented by Patrick Ho. 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. R. Baranello stated there were no comments at the public hearing which was held on December 16, 2021.

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 16, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY GENESIS VISION, INC. D/B/A ROCHESTER OPTICAL MANUFACTURING COMPANY, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (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, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A MORTGAGE RECORDING TAX EXEMPTION; 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 J. Popli, second by R. King for inducement and final resolution approving a mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

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

**Maguire Family Properties Inc.**

Maguire Family Properties Inc., a real estate holding company, is constructing a new 81,250 sq foot facility in the City of Rochester for its tenant, PEKO Precision Products. PEKO Precision is a contract manufacturing company that specializes in manufacturing and designing equipment, machinery and major mechanical assemblies for its customers. PEKO Precision plans to create 3 new FTE's in addition to its existing 27 FTE's. The applicant is seeking a custom real property tax abatement, which the City of Rochester has supported, mortgage recording tax and sales tax exemptions. The tenant is seeking a sales tax exemption on materials and FF&E. The cost benefit ratio is 3:1.

The applicant was represented by Dennis Maguire, Leonard Oliveri and Gary Baxter. 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. R. Baranello stated there were no comments at the public hearing which was held on December 16, 2021.

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 16, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MAGUIRE FAMILY PROPERTIES, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY") AND PEKO PRECISION PRODUCTS, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (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 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 A. Meleo, second by L. Bolzner, for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

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

**Keeler Park Community Partners, LP**

Keeler Park Community Partners, LP proposes to purchase and renovate Keeler Park Apartments in the City of Rochester. Keeler Park is an affordable housing project with 526 units located in two, 16-story towers. Keeler Park proposes renovating the units, common areas, building systems and exterior improvements. The applicant is seeking approval of a Shelter Rent PILOT agreement, tax-exempt bond financing, and sales tax and mortgage recording tax exemptions. The project is expected to create 1 new FTE. The cost benefit ratio is 3:1.

The applicant was represented by John Fraser and Seth Gellis. 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. R. Baranello stated there were no comments at the public hearing which was held on December 16, 2021.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (1) TAKING OFFICIAL ACTION TOWARD THE ISSUANCE OF UP TO \$70,000,000 PRINCIPAL AMOUNT TAX-EXEMPT REVENUE BONDS FOR THE PURPOSE OF FINANCING A CERTAIN PROJECT FOR THE BENEFIT OF KEELER PARK COMMUNITY PARTNERS, L.P.; (2) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE ISSUER WITH RESPECT TO SUCH PROJECT; AND (3) ACKNOWLEDGING A PUBLIC HEARING WITH RESPECT TO SUCH FINANCING AND THE UNDERTAKING OF SUCH PROJECT.

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

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

**Li-Cycle North America Hub, Inc.**

Li-Cycle North America Hub, Inc. is proposing to construct a new manufacturing operation to process the black mass concentrate, which is an intermediate product generated from the recycling of Lithium-ion batteries. This project works in conjunction with the associated Warehouse Facility being built adjacent to this facility. At this time, the applicant is only requesting a sales tax exemption and plans to apply for a real property tax abatement at a later date. The \$182 million project is projected to create 130 new FTEs over the next three years. The Benefit/Incentive ratio is 15:1.

The applicant was represented by Ed Brillante, Kevin McAuliffe and Karen D'Antonio. 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. R. Baranello stated there were questions asked at the public hearing which was held on December 17, 2021. One member of the public asked if

there was a relationship between this project and the Spoke Plant in regards to the benefits being treated as one. It was explained that they are two separate projects with a clarification that this body provides tax incentives and not grants. Two officials from the Town of Greece attended the public hearing but did not provide comment.

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 DECEMBER 17, 2021, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY LI-CYCLE NORTH AMERICA HUB, INC. OR AN ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE 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 UNDERTAKING OF THE PROJECT; (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 J. Popli, second by A. Meleo, for inducement and final resolution approving a sales tax exemption, a roll call vote resulted as follows and the motion carried:

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

### **Pike Conductor DEV 1, LLC**

Pike Conductor DEV 1, LLC, a joint venture between Conductor Construction Management, LLC and the Pike Company, proposes to construct the Warehouse Facility building as part of the Li-Cycle North America Hub, Inc. Li-Cycle is a clean technology company that manufactures eight commercial products from black mass concentrate, a product generated from the recycling of Lithium-ion batteries. The Warehouse facility will store the finished project, administrative offices and visitor center in the Town of Greece. The applicant is seeking approval of a real property tax abatement, a sales tax and mortgage recording tax exemption on the \$80,000,000 project. The tenant is seeking a sales tax exemption on equipment, furniture, and fixtures. The project is expected to create 11 new FTEs. The cost benefit ratio is 5:1.

The applicant was represented by Ed Brillante. 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. R. Baranello stated there were no comments at the public hearing which was held on December 17, 2021.

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 17, 2021, WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT") BEING UNDERTAKEN BY PIKE CONDUCTOR DEV 1, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY") AND LI-CYCLE NORTH AMERICA HUB, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (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 MORTGAGE RECORDING TAX EXEMPTION, (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT") AND (D) IF NECESSARY, THE ISSUANCE BY THE AGENCY OF ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS, IN ONE OR MORE SERIES, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$80,000,000 (THE "BONDS") FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE ALL OR A PORTION OF THE FACILITY; 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 T. Milne, second by L. Bolzner, for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption, sales tax exemption and taxable bond financing, a roll call vote resulted as follows and the motion carried:

J. Popli	Yea	J. Alloco	Absent
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:

**DEL 3750 Monroe Avenue Associates, LLC – Increase and Extension**

DEL 3750 Monroe Avenue Associates, LLC, a real estate holding company, is renovating an existing portion of a building in the Town of Pittsford for a new tenant, Integron, LLC. In June 2021, the applicant received a sales tax exemption on construction materials. In August 2021, the board approved an increase in project costs. The applicant is requesting an additional increase in project costs of \$300,000 and an extension of the sales tax exemption through June 30, 2022. The total project cost is now \$1,500,000 and the new sales tax exemption benefit amount is not to exceed \$76,320.

The applicant was represented by Steve Mauro and Tom Blaszak.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO DEL 3750 MONROE AVENUE ASSOCIATES, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS APPROVED BY THE AGENCY IN ITS RESOLUTION ADOPTED ON JUNE 15, 2021; (ii) THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT and (iii) THE EXECUTION OF RELATED DOCUMENTS.

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

**OFD Foods, LLC – Ownership Change**

Endeavour Capital is selling its interest in OFD Foods to Arbor Investments. OFD Foods will continue to own and operate the facility.

The applicant was represented by Kelly Goforth.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE TRANSFER BY ENDEAVOUR CAPITAL FUND VII, LP, ENDEAVOR ASSOCIATES FUND VII, LP AND ENDEAVOR GP FUND VII, LP OF ITS INTEREST IN THE OFD FOODS, LLC TO ARBOR INVESTMENTS V, L.P. AND ARBOR INVESTMENTS V-A, L.P. AND THE EXECUTION OF RELATED DOCUMENTS.

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

**FiveTwentyFive East Broad LLC – New Tenant**

FiveTwentyFive East Broad LLC, constructed 4 buildings in the City of Rochester's Neighborhood of Play. The applicant is seeking approval for a new tenant, Nerdvana, a scratch kitchen and craft bar focused on the celebration of video game and board game culture located in Frisco, Texas. They will occupy approximately 5,766+/- SF of Building C.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE SUBLEASE BY FIVETWENTYFIVE EAST BROAD LLC (THE "COMPANY") OF A PORTION OF THE FACILITY (DEFINED BELOW) KNOWN AS BUILDING C (5,766+/- SQ. FT.), TO NERDVANA; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by R. King, all aye, with an abstention by J. Popli, the motion carried.

**Sibley Redevelopment LP – Extension**

Sibley Redevelopment Limited Partnership (Sibley), is one of 3 entities created to redevelop the former Sibley Building in the City of Rochester. The project was approved in December 2012. Sibley reports over 93% occupancy in the commercial portion of the redevelopment. The applicant is seeking an extension of the sales tax exemption through December 31, 2022 because of continued buildout of the commercial space.

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, 2022.

On motion by T. Milne to approve the resolution, second by R. King, all aye, the motion carried.

**Sibley Mixed Use LP – Extension**

Sibley Mixed Use LLC was originally approved for a custom PILOT for the redevelopment of the former Sibley's department store in 2012. In 2016, the project was approved for sales and mortgage recording tax exemptions. The applicant is seeking an extension of the sales tax exemption through December 31, 2022 because of continued buildout of the commercial space.

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 SIBLEY MIXED USE LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by A. Meleo to approve the resolution, second by L. Bolzner, all aye, the motion carried.

**125 Howell Street – Extension**

125 Howell Street, LLC is constructing five (5), market rate, four-story townhome rental units. The applicant is seeking an extension of the sales tax exemption through June 30, 2023 because of delays in materials due to COVID and market conditions.

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 125 HOWELL STREET LLC (THE "COMPANY") THROUGH JUNE 30, 2023, AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Vigneri Chocolate – Extension**

Vigneri Chocolate, Inc. a second generation confectionery manufacturer, is renovation an existing building in the City of Rochester. The applicant is seeking an extension of the sales tax exemption through December 31, 2022 because of construction delays.

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 VIGNERI CHOCOLATE, INC. (THE "COMPANY") THROUGH DECEMBER 31, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner to approve the resolution, second by A. Meleo, all aye, the motion carried.

**Rotork Controls Inc. – Extension**

Rotork Controls Inc. is expanding their existing facility in the Town of Gates. Originally approved in November 2019, Rotork is a manufacturer of actuators which provides flow control of gases/fluids for the oil, gas, power, and water industries. The project was also approved for an increase and extension in September 2020. The applicant is seeking an extension of the sales tax exemption through June 30, 2022 due to delays in supplies.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) GRANTED TO ROTORK CONTROLS INC. THROUGH JUNE 30, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Hard Road Realty LLC – Extension**

LeFrois Development, LLC, is constructing a facility in the Town of Webster to be leased to the University of Rochester. 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 of the sales tax exemption through June 30, 2022 because of construction, material and shipping delays.

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 HARD ROAD REALTY LLC (THE "COMPANY") THROUGH JUNE 30, 2022.

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

**John Street Realty – Extension**

1050 John Street LLC, a real estate holding company, proposes to construct an 83,000 square foot facility in the Town of Henrietta for MS International. The applicant is seeking an extension of the sales tax exemption through June 30, 2022 because of construction delays.

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 JOHN STREET REALTY LLC (THE "COMPANY") THROUGH JUNE 30, 2022.

On motion by T. Milne to approve the resolution, second by J. Popli, all aye, with an abstention by L. Bolzner, the motion carried.

**275 Wiregrass Parkway – Extension**

275 Wiregrass Parkway LLC, a real estate holding company, is constructing a new 101,000 SF facility for its tenant Premier Packaging The applicant is seeking an extension on their sales tax exemption through June 30, 2022 because of construction, material and shipping delays.

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 275 WIREGRASS PARKWAY LLC (THE "COMPANY") THROUGH JUNE 30, 2022.

On motion by A. Meleo to approve the resolution, second by T. Milne, all aye, with an abstention by L. Bolzner, the motion carried.

**39 Jet View Drive LLC – Extension**

39 Jet View Drive, LLC, a real estate holding company, is constructing a 52,500 sq. ft. building for its tenant Sydor Optics, a manufacturer of precision optical substrates. The applicant is seeking an extension of the sales tax exemption through December 31, 2022 because of construction delays.

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 39 JET VIEW DRIVE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

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



**Premier Packaging – Extension**

Premier Packaging Corporation is the tenant to 275 Wiregrass Parkway LLC, a real estate holding company that is constructing a new 101,000 SF facility on 10+/- acres in the Town of Henrietta. The project (275 Wiregrass Parkway LLC) was approved by the Board in April 2021 for a property tax abatement, sales tax and mortgage recording tax exemptions. The applicant is seeking an extension of the sales tax exemption through June 30, 2022 because of construction delays due to building supply shortages.

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 PREMIER PACKAGING CORPORATION (THE "COMPANY") THROUGH JUNE 30, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Innovation Arts Management LLC – Extension**

Innovation Arts Management LLC is renovating the theater at Innovation Square (the former Xerox building) in downtown Rochester. The applicant is seeking an extension of the sales tax exemption through June 30, 2022 because of material and equipment shortages and delays.

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 INNOVATION ARTS MANAGEMENT LLC (THE "COMPANY") THROUGH JUNE 30, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

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

The Governance Committee Report was given by J. Popli. The Governance Committee met on December 3, 2021 to review and finalize the Housing Policy. On motion by J. Popli, second by A. Meleo, all aye, the Board approved the Housing Policy as recommended by the Governance Committee.

The Governance Committee also met on December 15, 2021 to review the responses to the RFPs. The committee recommends the board authorize contracts with Loewke Brill for local labor monitoring and The Bonadio Group for local labor exemption processing and Accounting/CFO services.

On motion by J. Popli, second by L. Bolzner, all aye, the board approves a contract with Loewke Brill for local labor monitoring for 4 years, subject to annual board approval.

On motion by J. Popli, second by A. Meleo, all aye, the Board approves a contract with The Bonadio Group for local labor exemption processing for 4 years, subject to annual board approval.

On motion by J. Popli, second by L. Bolzner, all aye, the Board approves a contract with The Bonadio Group for Accounting/CFO Services processing for 4 years, subject to annual board approval.

On motion by T. Milne, second by J. Popli, all aye, motion carried to engage Mengel, Metzger, Barr & Co. to perform the 2021 financial audit.

The Compliance Committee Report was given by A. Burr. The Compliance Committee met on December 15, 2021. All projects have made PILOT payments for 2021. There are only a few projects that need to complete the required 2020 annual report. These projects will be required to complete the 2020 report in addition to the 2021 report in January.

The Compliance Committee also reviewed the job compliance report, which provides information regarding companies seeking a waiver from the job creation requirement contained in the PILOT agreements. The committee is recommending that the board grant a waiver for one of the projects. On motion by A. Burr, second by T. Milne, all aye, motion carried to grant a job creation waiver to the following project as identified by project code: 2602 11 030 A.

The Compliance Committee also reviewed the internal process that will be followed when there is a local labor violation.

Executive Director Liss requested that the Deputy Director, Robin Finnerty, has full signing authority during such time that the Executive Director is not available. On motion by L. Bolzner, second by A. Meleo, all aye, the board authorized the Deputy Director to sign and execute, on behalf of COMIDA, all contracts, notes, bonds and other required documentation when so authorized by resolution of COMIDA, in the event of the Executive Director's absence or incapacity.

Chair Burr recognized Board member, Tony Meleo, who is resigning from the board after 5 years of service. Executive Director Liss read a certificate from County Executive Bello and thanked him for his service to the board.

There being no further business the regular meeting of the Board of Directors was adjourned at 1:42 p.m.

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Lisa Bolzner, Secretary