



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
July 18, 2023

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

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

Board Absent: None

Also Present: A. Liss, R. Finnerty, A. Clark, A. Sepulveda, K. Loewke, R. Baranello, Esq., B. Lafountain, G. Genovese

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

On motion by J. Alloco, second by L. Bolzner, all aye, minutes of the June 20, 2023 meeting were approved.

K. Loewke presented the local labor monitoring report for June 2023.

B. Lafountain presented the following verified exemption for June 2023:

LiCycle North American Hub

One exemption related to the provision of Union Members of Local #158 (Laborers) and Local #435 (Operating Engineers) that do not reside within the COMIDA Local Labor area to supplement the workforce at the project site in Rochester. The Laborers are providing general labor and excavations work, and the Operating Engineers conducting Heavy Haul excavation and Heavy Equipment Operation. The exemption was based on the “No local labor available...” criteria.

One exemption related to the provision of Union Members of Local #3 (Bricklayers and Craftworkers) and Local #33 (Ironworkers) that do not reside within the COMIDA Local Labor area to supplement the workforce at the project site in Rochester. The Bricklayers are providing skilled cement finishers/masons and the Ironworkers are providing a working foreman at the location. The exemption was based on the “No local labor available...” criteria.

One exemption related to the provision of Union Members of Local #5 Zone 7 (Boilermakers) that do not reside within the COMIDA Local Labor area to supplement the workforce at the project site in Rochester. The Boilermakers Local #5 Zone 7 is located in Orchard Park, NY and the Local covers 16 Counties in NYS, including Monroe County. The exemption was based on the “No local labor available...” criteria.

One exemption related to the provision of a NYS Certified Crane Operator with the experience to assemble and operate the crane needed (16000 Manitowoc) at the project site in Rochester. The Crane Operator is a member of Local 158, District 832 (Rochester area) but does not reside within the COMIDA Local Labor area. The exemption was based on the “No local labor available...” criteria.

One exemption related to the provision of a qualified Journeymen Structural Ironworker from the Local 33 (Ironworkers) Union Hall to supplement the workforce at the project site in Rochester. The Local #33 does not have any qualified members that reside within the COMIDA Local Labor area. The exemption was based on the “No local labor available...” criteria.

G. Genovese presented the financial report for June 2023.

Executive Director Liss presented the following projects for consideration:

Jays Acquisition II, LLC

Jay's Acquisitions II LLC is proposing the redevelopment of the Triangle Building located in the City of Rochester. The project will include reconstruction and renovation of the existing building into a multi-tenant mixed use facility, with the ground floor as commercial space and new residential space above. The ground floor will be occupied by Colgate Rochester Crozer Divinity School at below market rate to assist with the continued operations and success of CRCDS. CRCDS will relocate its existing 18 FTEs to this location. The new residential space will contain approximately 36 residential apartments with a mixture of studio, one-bedroom and two-bedroom apartments. Rents will range from \$785-1,100/month and will be targeted to Eastman School of Music Students. The \$9.2 million project is seeking a LeasePlus real property tax abatement, mortgage recording tax and sales tax exemption on the commercial portion, with a Shelter Rent on the residential portion. The cost benefit ratio is 14:1 on the commercial portion and 3:1 on the residential portion.

The applicant was represented by Angelo Ingrassia, Carly Tremiti, and Brandon Cottrell. 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 there were no comments at the public hearing which was held on July 13th, 2023.

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 JULY 13, 2023, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY JAY'S ACQUISITIONS II 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 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 J. Alloco, second by N. Jones for inducement and final resolution approving a shelter rent real property tax abatement and a lease plus real property tax abatement, sales tax and mortgage tax exemptions, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the following modifications for considerations:

WR Greece Senior LLC/Columbia Wegman Greece, LLC – Assumption

WR Greece Senior LLC is acquiring Greece Senior Living located at 45 Mill Road in Greece, NY from Columbia/Wegman Greece LLC. Originally approved in 2015, the two-story, 93,000 sq. ft. building is an Enriched Living Facility with 111 total beds.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY COLUMBIA/WEGMAN GREECE, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 45 MILL ROAD IN THE TOWN OF GREECE, NEW YORK, TO WR GREECE SENIOR LLC; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve the sale of the facility and assignment of the real property tax abatement.

CooperVision Inc. Erie Station 241 LLC – Assumption

CooperVision, Inc., tenant to Erie Station 241 LLC, is acquiring the building located at 180 and 230 Thruway Park Drive. Erie Station 214 LLC, a real estate holding company, renovated and equipped two vacant buildings in the Town of Henrietta for CooperVision, Inc. Now that the project is nearly complete, CooperVision, Inc. is acquiring the facility.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY ERIE STATION 241 LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 180 AND 230 THRUWAY PARK DRIVE IN THE TOWN OF HENRIETTA, NEW YORK, TO COOPERVISION, INC.; AND THE EXECUTION OF RELATED DOCUMENTS.

L. Bolzner abstained from the discussion and left the room due to a conflict as she sits on the Henrietta Town board.

On motion by N. Jones, second by J. Popli, abstention by L. Bolzner, all aye, motion carried to approve the sale of the facility and assignment of the real property tax abatement.

Erie Station 241 LLC - Extension

Erie Station 241 LLC, a real estate holding company, is renovating and equipping two vacant facilities for its tenant CooperVision, Inc. in the Town of Henrietta. CooperVision Inc. is a world-leading manufacturer of contact lenses. The renovated and expanded facility will be used for packaging and distribution of contact lenses. In January 2022, the applicant was approved for a real property tax abatement, mortgage recording tax and sales tax exemptions and in April 2022 the applicant was approved for an increase in project costs of \$7,324,207. The applicant is now seeking an extension of the sales tax exemption through December 31, 2023 as the construction is taking longer than expected.

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 GRANTED TO ERIE STATION 241 LLC (THE "COMPANY") THROUGH DECEMBER 31, 2023, AND THE EXECUTION OF RELATED DOCUMENTS.

L. Bolzner abstained from the discussion and left the room due to a conflict as she sits on the Henrietta Town board.

On motion by J. Popli, second by R. King, abstention by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2023.

Riverwood Tech Campus LLC – Extension

Riverwood Tech Campus, LLC is redeveloping the former Kodak Marketing Education Center in the Town of Henrietta. The project originally received Board approval in October 2015 for a custom real property tax abatement as well as sales and mortgage recording tax exemptions. The project has been approved for multiple sales exemption extensions as well as an increase in project costs in November 2019. The applicant is now seeking an extension of the sales tax exemption through December 31, 2024, as the project is still under construction for new 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 RIVERWOOD TECH CAMPUS, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2024; AND THE EXECUTION OF RELATED DOCUMENTS.

L. Bolzner abstained from the discussion and left the room due to a conflict as she sits on the Henrietta Town board.

On motion by R. King, second by J. Alloco, abstention by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2024.

The Finance Committee Report was given by Chair Burr. The Finance Committee had an informal discussion on June 29th. Staff has worked with G. Genovese and R. Baranello to come up with an estimated cash flow for the next 18 months. At this time, staff will work with M&T bank to purchase a total of approximately \$10,000,000 in US Treasury Bills at staggered time periods (3, 6, 9, 12, 18 months) in amounts of \$1.8 million each. There will be \$2.5 million set aside in a savings account for anticipated operation expenses earning about 3%. The finance committee will review the T-Bills and decide on the next action when they come due.

R. Baranello summarized the action for a 2024 Bond Cap Allocation Commitment for Andrew's Terrace. On motion by J. Popli, second by T. Milne, all aye, motion carried to assign all or a portion of COMIDA's volume cap allocation for fiscal years 2023, 2024, and 2025 to the Andrew's Terrace Project.

Executive Director Liss introduced Don Jeffries from Visit Rochester and Galin Brooks, President & CEO, RDDC along with Joe Stefko, Andy Gallina, Jim Brown, Chris Hill, Ken Glazer, Johnna McCooey, and Rachel Laber. They presented a request for support through the Rochester Downtown Development Corporation for the Downtown Ambassador Pilot Program. On motion by N. Jones, second by J. Alloco, all aye, motion carried to approve the execution and delivery of a contract with RDDC for the Downtown Ambassador pilot program in the City of Rochester in an amount not to exceed \$300,000 for one year.

Executive Director Liss presented Jim Senall, President of NextCorps, with a request for support through the Workforce Development Fund for the Embark No-Code Bootcamp Program. J. Popli abstained from the discussion and left the room as he is a NextCorps board member. On motion by R. King, second by T. Milne, abstention by J. Popli, all aye, motion carried to approve the execution and delivery of a contract

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with NextCorps for the Embark No-Code Bootcamp and Startup Accelerator Program in an amount not to exceed \$400,000 for one year through the Workforce Development Fund.

On motion by R. King, second by T. Milne, abstention by J. Popli, all aye, motion carried to adjourn the regular meeting of the Board, adjourned at 1:15 p.m.