

Motion By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

*J. Popli*  
*J. Albice*

### RESOLUTION

(Home Leasing, LLC Project)

OSC Code: 2602-21-040B

A special meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held via Zoom on April 27, 2022 at 3:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TAKING OFFICIAL ACTION TO EXTEND THE TERM OF A CERTAIN PAYMENT-IN-LIEU-OF-TAX AGREEMENT BY AND BETWEEN THE AGENCY AND HOME LEASING, LLC (THE "COMPANY"); AND APPROVE THE EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, by resolution dated August 17, 2021, the Agency approved a certain project (the "Project") for the benefit of **HOME LEASING, LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company"), consisting of: (A) the acquisition of a leasehold interest in an aggregate approximately 6-acre parcel of land located at 1155 N. Clinton Avenue, 313 Avenue D and 24 Morrill Street in the City of Rochester, New York 14621 (the "Land"), together with the existing building thereon (the "Existing Improvements"); (B) the renovation and repurposing of the Existing Improvements into a mixed use facility consisting of 134 affordable housing units and approximately 77,000 square feet of manufacturing space (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property including (collectively, the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility");

WHEREAS, the Agency agreed to provide 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 Facility, (b) a mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Agency approved a "shelter rent" PILOT Agreement for a term of thirty (30) years; and

WHEREAS, by correspondence, dated March 29, 2022 (attached hereto as Exhibit A), the Company has requested the Agency extend the term of the PILOT Agreement for an additional five (5) year term for a total of 35 years.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby agrees to extend the term of the PILOT Agreement on the same terms and conditions as set forth therein except that the term thereof shall be extended for an additional five (5) years, for a total of 35 years.

Section 2. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver any and all documents necessary to effectuate the above-described extension.

Section 3. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jay Popli	X			
Troy Milne		X		
Lisa Bolzner	X			
Joseph Alloco	X			
Rhett King	X			
Ann L. Burr	X			

The Resolutions were thereupon duly adopted.

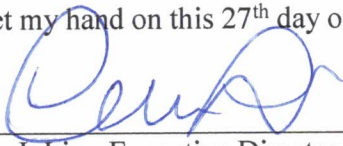
STATE OF NEW YORK )  
COUNTY OF MONROE ) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on April 27, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Ana J. Liss, Executive Director

**EXHIBIT A**

Correspondence from the Company to the Agency, dated March 29, 2022

[SEE ATTACHED]



March 29th, 2022

Monroe County Economic Development  
CityPlace  
50 West Main Street, Suite 1150  
Rochester, NY 14614

**Re: Tailor Square Shelter Rent PILOT extension request**

Dear Ms. Liss,

Home Leasing, in partnership with People Inc., is dedicated to developing the existing Hickey Freeman building at 1155 North Clinton Avenue to create a mixed-use, senior community with 134 affordable, high-quality apartments for residents with incomes ranging from less than 30% of the Area Median Income (AMI) up to 70% of AMI. The project will include 45 apartments (34% of the project's total) dedicated as permanent supportive housing units for frail elders who will receive services from People Inc. to live independently. Additionally, the project will provide approximately 77,000 square feet of manufacturing space for the business of Hickey Freeman to remain on the site, employing more than 200 people.

In an effort to support the high costs to develop or operate this project, Home Leasing is requesting a 5-year extension to the previously approved Shelter Rent 30 year term, totaling 35 years. This will help provide additional stability and help lower annual expenses for the project.

Please let me know if you have any questions.

Thank you,

Bret Garwood  
CEO