



BOARD MEETING MINTUES
June 18, 2019

Time & Place: 12:00 p.m., Riverwood Tech Campus, 4545 East River Road, 12:00 p.m.

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

Board Absent: J. Lusk

Also Present: J. Adair (Executive Director), R. Baranello, Esq. (Harris Beach PLLC), G. Genovese, K. Loewke (Loewke Brill), J. Kase (TEN), K. Shields (eLogic)

Chair Burr called the meeting to order at 12:00 p.m. and the board recited the Pledge of Allegiance.

Chair Burr introduced Kris Shields of eLogic and thanked him for hosting the meeting.

On motion by T. Milne, second by J. Popli, all aye, the minutes of the May 21, 2019 meeting were approved.

K. Loewke presented the local labor report for May 2019.

G. Genovese presented the financial report for May 2019. He is also working on documenting processes and procedures as well as assisting with the new CRM software program that will be implemented shortly.

Executive Director Adair presented the following projects for consideration:

10 Franklin Street, LLC

10 Franklin Street, a real estate holding company, proposes to renovate 10 Franklin Street in the Rochester City Center. Two thirds of the building has been vacant for approximately 12 years and in need of repair. Renovations will include a roof replacement, asbestos abatement, HVAC replacement, electrical repairs and window replacements. The second floor will be converted into three apartments, the lower level converted to a fitness studio and leased by The Vault Rochester, LLC. The project is in a distressed census tract. 10 Franklin Street seeks sales and mortgage recording tax exemptions. The tenant, Vault Rochester, LLC, is seeking sales tax exemption on the purchase of furniture and equipment. The first floor is leased to Villa, an apparel retailer, and will remain a tenant. The project is utilizing the City of Rochester CUE program. The \$1.6 million dollar project is projected to create 8 new FTEs over the next three years. The Benefit/Incentive ratio is 8.2:1.

The applicant was represented by Stephanie and Todd Green. 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 D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 17, 2019, WITH RESPECT TO THE 10 FRANKLIN STREET, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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 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 L. Bolzner, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

Fieldtex Products, Inc.

Fieldtex Products Inc. (Fieldtex) proposes to purchase and renovate a 129,795 sq. ft. commercial building located on 8.12 acres at 2921 Brighton-Henrietta Townline Road in the Town of Henrietta. Founded in 1973, Fieldtex specializes in domestic contract manufacturing, custom sewing services, and production of soft sided carrying cases and garments for the medical and military markets. The company has expanded to include other medical related divisions Fieldtex Medical and Over The Counter (OTC) Benefit Solutions. Positioned for additional growth, Fieldtex proposes to move from current location into a new facility located approximately 0.3 miles from their current location. The applicant is seeking approval of JobsPlus property tax abatement, sales and mortgage recording tax exemption. The total project cost is \$6,379,910. The job creation requirement is 20.5 FTE over the next three years and Fieldtex projects to create 30 FTE over the next three years. The benefit to incentive ratio is 23.5:1.

The applicant was represented by Jonathan Abbey. 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 D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 18, 2019, WITH RESPECT TO THE FIELDTEX PRODUCTS INC. (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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) 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 T. Milne, second by T. Meleo, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

Unither Manufacturing, LLC

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, will include the construction of the additional sq. ft. for packaging and warehouse space. Future phases will involve the construction of cleanrooms for the production equipment, with potential applications to Imagine Monroe. The total project will create 125 jobs over 3 years. Phase 1 will create 35 to 50 jobs over the next year. The job requirement is 27. The applicant is seeking approval of the Enhanced Jobs Plus PILOT program, sales tax and mortgage recording tax exemptions. The benefit to incentive ratio is 18.4:1.

The applicant was represented by Dan Harvey. 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 D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 18, 2019, WITH RESPECT TO THE UNITHER MANUFACTURING LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (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, CONSTRUCTION AND EQUIPPING 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 T. Milne, second by L. Bolzner, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

Claims Recovery Financial Services, LLC

Claims Recovery Financial Services, LLC (CRFS), founded in 2002, provides post-default claims management services, primarily for government backed investments. CRFS is headquartered in Albion, NY. The company is expanding into Monroe County to meet their growing demand for services. The expansion will occur in a phased approach occupying 2,500 square feet of leased space in the City of Rochester. The company expects to create 15-20 new full-time positions, over the next year, and projects 50-80 new full-time positions in the next three years with continued growth. CRFS is proposing to purchase networking equipment, desktops, monitors, laptops, and cubicles for their new operations. CRFS has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for purchases of \$190,000. The Benefit/Incentive ratio is 24.6:1.

The applicant was represented by Christopher Cappetta and Jeffrey Clark. 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 D/B/A IMAGINE MONROE POWERED BY COMIDA TAKING OFFICIAL ACTION TO (i) APPOINT CLAIMS RECOVERY FINANCIAL SERVICES, LLC AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION AND INSTALLATION OF EQUIPMENT IN, ON OR AROUND THE FACILITY, AND (iii) EXECUTE A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by T. Milne, second by J. Popli, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

Executive Director Adair presented the following project modifications for consideration:

Marketplace Mall – SEQR Resolution and Determination & Finding Resolution

The Board went through a review and determination under SEQR starting with Part 1 of the Full Environmental Assessment Form. Executive Director Adair read through each question and proposed answer of Part 2 of the EAF, Identification of Potential Project Impacts which the board confirmed and adopted. Executive Director Adair read Part 3 of the EAF, Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance. Imagine Monroe identified the Project as an Unlisted Action under SEQRA, and after reviewing the Full Environmental Assessment Form and accompanying documentation, determined that the Project will not result in any significant adverse impact to the environment.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA MAKING A DETERMINATION PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT WITH RESPECT TO THE ACTION.

On motion by J. Popli, second by A. Milne, a roll call vote resulted as follows and the motion carried:

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

The board considered the following resolution: RESOLUTION AUTHORIZING THE ADOPTION AND PUBLICATION BY THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA OF THE DETERMINATION AND FINDINGS (AS DEFINED BELOW) UNDER SECTION 204 OF THE NEW YORK EMINENT DOMAIN PROCEDURE LAW CONCERNING THE PROPOSED CONDEMNATION OF CERTAIN REAL PROPERTY LOCATED AT THE MALL FACILITY (AS DEFINED BELOW) CONSISTING APPROXIMATELY OF THE PROPOSED INTERESTS (AS DEFINED IN THE DETERMINATION AND FINDINGS) IN CONNECTION WITH THE PROJECT.

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

L. Bolzner	Yea	A. Meleo	Yea
A. Burr	Yea	T. Milne	Yea
J. Lusk	Absent	J. Popli	Yea

It was noted that Cecilia Bonaccio, representing Wilmorite Management Group, LLC was in attendance.

Executive Director Adair updated the board on the LadderZup program. The TEN program is finishing its current program this month and plans a graduation in September. It was noted that the renovation for the new offices is moving along.

One member of the public signed up to speak before the Board. Daniel Ziazadeh spoke about his terminated PILOT.

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 Imagine Monroe was adjourned at 12.50 p.m.



A Burr, Chair