



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, January 25, 2020 Meeting
 Zoom Meeting

Members Present	Members Excused
Mike Davis, Chairman	
Lewis Zulick, Treasurer	
Don Culeton	
Andy Molodetz	Guests Present
Kelly Mittiga, Vice-Chair	Brian Young, Deputy County Administrator
Deb Brown	Mike Beckner, SunEast Development
Supervisor Dan Marshall	Mike Mantell, Stantec
	Fred Rainaldi, High Point 300
Staff Present	Jim Taylor, Taylor Builders
Mike Manikowski, Executive Director	Supervisor David Phillips, Town of Manchester
Suzanne Vary, Staff	
Michael Wojcik, CFO	
Jessica Kazmark, Staff	
Brigitte Larson, Staff	Contract Staff
Bob Mincer, Staff	James Coniglio, Underberg & Kessler
	Barry Carrigan, Nixon Peabody

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:00 p.m. and performed a roll call. A quorum was present.

Welcome Supervisor Marshall:

Mike Manikowski welcomed Supervisor Dan Marshall back to the IDA Board. Supervisor Marshall had served on the EDC Board but has returned to the IDA as the Board of Supervisors representative, replacing Supervisor Jeff Gallahan. Supervisor Dan Marshall is also on the Board of Directors of the Finger Lakes Visitors Connection.

NEW BUSINESS:

Blackwood Industrial Park Logistics Center:

Mike Manikowski and Suzanne Vary introduced Jim Taylor of Blackwood Industrial Park Logistics Center. Jim Taylor stated that the Company currently has a 33.65 acre lot under

contract located on County Road 41 and County Road 8. The Company has been involved in construction of multiple logistics centers, the latest being on the West side in Monroe County. The project has no occupants when it was originally completed but now is 100% full. Jim stated that the site in Ontario County is an ideal location for a logistics center that would be split into a two phase project.

The first phase will include one 216,000 ft² building with between 30 and 60 loading docks. Jim stated that it is a relatively fluid plan, and that Cushing & Wakefield speaking with multiple end users. The Town of Farmington Planning Board will meet February 3rd for final site approval. James explained that job numbers remains unknown until end users are identified. He also shared that construction for phase one is scheduled for the third quarter of 2021.

Mike Manikowski clarified that the request is for a basic 10 year PILOT agreement. It was also discussed that tenants will submit their own applications.

Andy Molodetz made a motion to approve a public hearing. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Sun East Manchester:

Mike Manikowski and Suzanne Vary introduced Mike Beckner, of Sun East Development, and Mike Mantell of Stantec. Mike Mantell is the civil engineer working on the project. He stated that this is a 20 megawatt ground-mounted solar farm that will be located on a 179.6 acre parcel located on County Road 13 in Manchester. The area for the panels, roads and collection will total 130.8 acres. Mike also explained that the solar panels are single axis, meaning the panels will tilt as they track the sun throughout the day. It was also noted that at the end of the term of the project, the area will be converted back to its prior condition of farmland. Mike also shared that the project has obtained several approvals already, the latest being the site plan approval on January 19th.

The Board questioned whether or not the temporary construction jobs will be given to people from the area. Mike indicated that in most cases a PC firms is hired but it depends on the State. It was also stated that there will be 1.5 FTE permanent jobs once the construction period is over and that the project will produce energy for about 8000 homes.

Mike Manikowski clarified that there is a Local Labor Policy and Local Material Policy in place.

Suzanne Vary shared that Staff has suggested the developers get letters of support from the taxing jurisdictions. It was also discussed that a fee per megawatt will be charged, an amount to be determined once reports are completed.

Don Culeton made a motion to approve a public hearing for Sun East Manchester. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Mike Mantell and Mike Beckner exited the meeting at 5:42 p.m.

OLD BUSINESS:

High Point 200:

Jim Coniglio explained that High Point 200 is in the process of refinancing \$22 million in mortgages and will be adding \$6 million in new money for a total of \$28 million. Jim also stated that a public hearing is not necessary for this request.

Fred Rainaldi, Jr. added that CooperVision is expanding into the entire building, and the additional funds will be applied to improvements for their space. It was discussed that there will be up to 98 additional jobs added once complete, as this is CooperVision's headquarters on this coast.

Mike Manikowski added that the original PILOT numbers were met and exceeded. *Andy Molodetz made a motion to approve the resolution to allow the additional mortgage recording tax exemption. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.*

Fred Rainaldi, Jr. exited the meeting at 5:50 p.m.

Airport Update:

Mike Davis presented Bob Mincer's report for review. There were no questions.

Bob stated that the site plan for the conventional hangar was approved by the Town of Canandaigua Planning Board on January 12th. Construction packages for both the hangar and terminal building are prepared to go out for bid next month.

Bob also presented a resolution for the Board to accept the second phase of the obstruction removal.

Supervisor Dan Marshall made a motion to approve the resolution to sign and accept the grant from the FAA and NYSDOT to complete engineering design for obstruction removal at the airport. Don Culeton seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

December 28, 2020 Minutes:

Mike Davis presented the December 28, 2020 Meeting Minutes for approval.

Andy Molodetz made a motion to approve the December 28, 2020 minutes as presented. Don Culeton seconded the motion. Supervisor Dan Marshall abstained. Motion carried.

Annual Report:

Mike Manikowski explained that the Annual Report will be completed by Dixon Schwabl. There is a deadline of March 31st. The cost has been split between the IDA and the EDC in the past and the EDC has approved payment for their half. The total for the IDA's payment towards the Annual Report is \$4,927.50.

Lew Zulick made a motion to approve paying half of the Annual Report cost in the amount of \$4,927.50. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.

Invoices for payment:

Michael Wojcik presented airport invoices for payment totaling \$40,793.42; Agency invoices totaling \$13,872.53 and total invoices in the amount of \$54,665.95. Bob Mincer clarified the airport related invoices.

Lew Zulick made a motion to approve the above referenced invoices for payment. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Financial Statements:

Michael Wojcik stated the updated financial statements will be presented at the next IDA meeting.

It was discussed that Peter Fairweather will present the Strategic Plan to the Board at a Special IDA meeting that will be scheduled for the second week in February via Zoom.

ADJOURNMENT:

Don Culeton made a motion to adjourn the IDA meeting at 6:02 p.m. Supervisor Dan Marshall seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson