



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, June 28, 2021 Meeting
 Zoom Meeting

Members Present	Members Excused
Lewis Zulick, Treasurer	Mike Davis, Chairman
Andy Molodetz	Kelly Mittiga, Vice-Chair
Deb Brown	
Supervisor Dan Marshall	Guests Present
Don Culeton	Michael N'Dolo, MRB Group
	Ryan McCune, Sulphur Creek Solar
Staff Present	
Mike Manikowski, Executive Director	
Suzanne Vary, Staff	
Michael Wojcik, CFO	Contract Staff
Jessica Kazmark, Staff	James Coniglio, Underberg & Kessler
Brigitte Larson, Staff	Barry Carrigan, Nixon Peabody
Bob Mincer, Staff	Ed Russell III, Underberg & Kessler

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

NEW BUSINESS:

Sulphur Creek Solar:

Suzanne Vary presented the project checklist and stated that the project is a deviation from the UTEP due to the 15 year term. Sue also clarified that the project will cost about \$10.1 million and is located on fallow farmland on State Route 96 in Shortsville.

Mike N'Dolo presented the cost-benefit analysis, completed by the MRB Group. Mike indicated that while there will be no direct jobs, there will be a small labor contract for construction. It was also stated that the town has offered multiple approvals and that a decommissioning plan has been put in place.

Supervisor Dan Marshall made a motion to approve the resolution to induce and authorize the project. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Mike N'Dolo exited the meeting at 5:12 p.m.

***Local materials waiver request:**

Ryan McCune explained that of the \$10.1 million project cost, about \$9 million is related to construction costs. Ryan stated that the panels and wracking are not sold in Ontario County and that the 80% requirement is not possible.

Supervisor Dan Marshall made a motion to approve the local materials waiver request. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Ryan McCune exited the meeting at 5:15 p.m.

Leonard's Express/Cabbage Patch Lane

The Company would like to build a frozen food warehouse in Shortsville, as well as put in a new accessibility road for the property. It is anticipated that they will retain all current jobs and create 20 more. The project will cost about \$18.7 million. The building will include five bays and will be 114,500 ft².

Suzanne Vary shared that there was a public hearing held, with no comments.

Michael Wojcik presented the cost-benefit analysis and indicated that there will be a grand cost to benefit ratio of 5:1.

Lew Zulick made a motion to authorize and induce the PILOT. Deb Brown seconded the motion. Unanimously approved. Motion carried.

BW Solar:

Suzanne Vary stated that the Board had authorized a public hearing, which will take place in person on July 12th in the Town of Phelps. The findings and cost-benefit analysis will be presented at the next meeting.

OLD BUSINESS:

So Fresh tenancy at 7910 Lehigh Crossing:

Suzanne Vary reminded the Board that there was one tenant approved last month for 7910 Lehigh Crossing. So Fresh will be the other tenant and hold a five-year lease. The Company specializes in food grade, mold inhibiting packaging.

Mike Manikowski indicated that So Fresh is a winner or the Grow NY contest.

Supervisor Dan Marshall made a motion to approve a tenant agency compliance agreement. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Canandaigua-Finger Lakes Resort:

Barry Carrigan explained that the developer has requested an extension of time for the sales tax benefit to complete the construction for the facility. No additional amount is being requested, just the amount of time, through October 30th. It was discussed that finding workers has been difficult as well as the challenge of acquiring materials.

Deb Brown made a motion to extend the sales tax exemption to October 30th. Lew Zulick seconded the motion. Motion approved and carried.

Invoices for payment:

Michael Wojcik presented airport invoices for payment totaling \$29,165.65; Agency invoices totaling \$10,222.50 and total invoices in the amount of \$39,388.15. Bob Mincer clarified the airport related invoices.

Lew Zulick made a motion to approve the above referenced invoices for payment. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Financial Statements:

Michael Wojcik presented the updated Financial Statements.

Supervisor Dan Marshall made a motion to approve the Financial Statements as presented. Deb Brown seconded the motion. Unanimously approved. Motion carried.

MRB Group Contract:

Mike Manikowski stated that the contract with the MRB Group has been exceeded. This contract was put in place for services to include reasonableness findings and cost-benefits. The fee will be charged to the solar companies meaning the IDA will be reimbursed for the expenses. *Lew Zulick made a motion to authorize extending the contract with MRB Group in the amount of an additional \$7000. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.*

Airport Update:

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

RFO for Airport Services:

Bob Mincer explained that the five-year agreement with McFarland Johnson for engineering and grant administration services is expiring. An RFP was advertised and sent to multiple agencies. Three responses were received, one being McFarland Johnson. All were reviewed by Staff and McFarland Johnson was recommended.

Don Culeton made a motion to extend the agreement with McFarland Johnson for five years. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

May 24, 2021 Minutes:

Andy Molodetz presented the May 24, 2021 Meeting Minutes for approval.

Lew Zulick made a motion to approve the May 24, 2021 minutes as presented. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

The Board discussed that future meetings will be held in person. Jim and Barry will clarify the guidelines on whether members can attend virtually and how that will impact voting.

ADJOURNMENT:

Supervisor Dan Marshall made a motion to adjourn the IDA meeting at 6:05 p.m. Don Culeton seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson