



## INDUSTRIAL DEVELOPMENT AGENCY

**Meeting Minutes**  
**Monday, July 26, 2021 Meeting**  
 Economic Development Conference Room  
 5:00 p.m.

<b>Members Present</b>	<b>Members Excused</b>
Mike Davis, Chairman	Kelly Mittiga, Vice-Chair
Lewis Zulick, Treasurer	Deb Brown
Andy Molodetz	
Supervisor Dan Marshall	<b>Guests Present</b>
Don Culeton	Brian Young, Deputy County Administrator
	Mark Kazmierski, Cooper Vision
	David Werth, Tronconi Segerra & Associates
	Michael N'Dolo, MRB Group
<b>Staff Present</b>	Ryan Wallace, Solar Village
Mike Manikowski, Executive Director	Tracy Wallace, Solar Village
Suzanne Vary, Staff	John Hart, Key Bank
Michael Wojcik, CFO	Mario Nakamura, CooperVision
Jessica Kazmark, Staff	
Brigitte Larson, Staff	<b>Contract Staff</b>
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody

**CALL TO ORDER:** Chair Mike Davis called the meeting to order at 5:01 p.m. and performed a roll call. A quorum was present.

**NEW BUSINESS:**

**CooperVision:**

Suzanne Vary introduced Mark Kazmierski and David Werth from Cooper Vision. Suzanne explained that the Company has requested OCIDA assistance in the form of a ten year sales tax abatement on communications and IT equipment for their expansion at High Point.

David Werth introduced Mario Nakamura, who presented the details of the Cooper Vision office expansion. Currently the Company is leasing two floors at 209 High Point Drive in Victor and plans to expand to the third floor of the building. Additional space is needed due to growth in their employee base and US sales.

Barry Carrigan entered the meeting at 5:16 p.m.

Mario continued by stating that the expansion will bring additional jobs, and indicated that they are well paying jobs. It was discussed that the Company received OCIDA assistance in 2015 and that the employment target was substantially exceeded. Mario also shared that 48% of Cooper's global workforce are women.

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

### **B W Solar:**

Suzanne Vary reminded the Board of the project, a 5 megawatt community solar array located in Phelps. Sue shared that there are no jobs associated with the project, other than the initial construction. This would be a deviation from the UTEP due to the term of 15 years. Sue also stated that there was a public hearing held earlier this month and that there were no comments.

Michael N'Dolo, from the MRB Group, presented the cost benefit analysis indicating that there would be 7 direct, on-site construction jobs and 4 indirect jobs. The construction phase of the project will create 11 jobs generating \$789,383 in wages in the region. Indirect jobs will include contractors for snow removal, landscaping and periodic maintenance. Michael also shared the fiscal benefits, totaling \$440,821 to all jurisdictions including the State, County, Town and Phelps-Clifton Springs School District. Environmental benefits include 9549 megawatt hours in the first year, enough to power 165 homes.

It was stated that all local approvals have been obtained and that a decommissioning plan has been approved as well.

*Lew Zulick made a motion to authorize and induce the PILOT agreement. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

### **OLD BUSINESS:**

#### **Solar Village Update:**

Ryan and Tracy Wallace explained that they are adjusting the project located at 212 Carter Road in Geneva. In an effort to expand the economic impact and provide more affordable housing across the County, Solar Village and its lender partner, Community Preservation Corporation, have expanded the scope of its lead development. The expansion will create over 100 permanent manufacturing jobs at the Solar Home Factory with an average salary of \$87,360. The factory expansion is scheduled to begin in 2021. It was discussed that construction costs have increased significantly, partly due to material costs, as well as the cost of designing and engineering. Ryan indicated that the first phase of the project which included one building with 12 units will become occupied in September. The remaining buildings will begin construction this fall.

*Andy Molodetz made a motion to approve a public hearing. Don Culeton seconded the motion. Unanimously approved. Motion carried.*

#### **Airport Update:**

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

Bob stated that there was a committee meeting held prior to the Board meeting. Bids for the new terminal building were received, with over 25 contractors between 4 primary bids. Results are available to the public through McFarland Johnson's online bid portal. Bob indicated that bid totals were greater than available funding and that the Committee will discuss options and how to proceed.

The Committee also discussed equipment that the airport currently owns and what else needs to be acquired, one of these necessary pieces being a fuel truck which can be purchased from Sandman for \$20,000. Bob stated that the truck is in excellent condition and that the Committee has recommended approval to the full Board.

*Andy Molodetz made a motion to approve the purchase of the fuel truck in the amount of \$20,000. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.*

Bob also requested the Board to approve his attendance to the NYAMA conference in September. This will cost about \$465.

*Lew Zulick made a motion to approve Bob's NYAMA conference attendance. Don Culeton seconded the motion. Unanimously approved. Motion carried.*

#### **Association Housing bonds:**

Barry Carrigan informed the Board that consent is needed to amend some existing documents for an older project, housing at Finger Lakes Community College in Canandaigua.

*Lew Zulick made a motion to authorize the amendment to the bond documents. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.*

#### **JW Danforth – Willowbrook:**

Barry Carrigan shared that Willowbrook has a PILOT agreement for a property on Old Dutch Road in Victor. Willowbrook is requesting that the IDA permit the assignment and assumption of the IDA Benefits to Royal Oak or a subsidiary thereof. It was discussed that the transaction will not affect employment and the facility will conduct business operations the same as prior to the sale.

*Andy Molodetz made a motion to authorize the assignment and assumption. Lew Zulick seconded the motion. Unanimously approved. Motion carried.*

#### **ADMINISTRATION:**

##### **June 28, 2021 Minutes:**

Mike Davis presented the June 28, 2021 Meeting Minutes for approval.

*Lew Zulick made a motion to approve the June 28, 2021 minutes as presented. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

##### **Invoices for payment:**

Michael Wojcik presented airport invoices for payment totaling \$39,230.58; Agency invoices totaling \$9,070.00 and total invoices in the amount of \$48,300.58. Bob Mincer clarified the airport related invoices.

*Don Culeton made a motion to approve the above referenced invoices for payment. Andy Molodetz 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. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

**Executive Session:**

*Andy Molodetz made a motion to enter Executive Session to discuss matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person. Supervisor Dan Marshall seconded the motion.*

*The Board exited Executive Session at 6:25 p.m.*

**ADJOURNMENT:**

*Don Culeton made a motion to adjourn the IDA meeting at 6:25 p.m. Lew Zulick seconded the motion. Motion unanimously approved.*

Respectfully submitted,

*Brigitte Larson*