



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, August 30, 2021 Meeting
 Economic Development Conference Room
 5:00 p.m.

Members Present	Members Excused
Mike Davis, Chairman	Kelly Mittiga, Vice-Chair
Lewis Zulick, Treasurer	
Andy Molodetz	
Supervisor Dan Marshall	Guests Present (all via Zoom)
Don Culeton	Brian Young, Deputy County Administrator
Deb Brown	Mark Kazmierski, Cooper Vision
	David Werth, CooperVision
	Bodgan Dinu, B W Solar
Staff Present	Michael N'Dolo, MRB Group
Mike Manikowski, Executive Director	Ryan Wallace, Solar Home Factory
Suzanne Vary, Staff	Anthony Lewis, CCMI Plastics
Michael Wojcik, CFO	Don Lasher, Capstone Real Estate Development
Jessica Kazmark, Staff	
Brigitte Larson, Staff	Contract Staff
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody
	Jim Coniglio, Underberg & Kessler

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. Lew Zulick entered the meeting at 5:01 p.m.

NEW BUSINESS:

B W Solar 4:

Suzanne Vary stated that B W Solar is looking to build a community solar project on State Route 96 in Clifton Springs. Sue introduced Bodgan Dinu to the Board.

Bodgan Dinu explained that BW Solar currently has 39 community solar sites in New York State, across 16 Counties. Capacity totals over 200 megawatts and all projects are in NG & NYSEG territories. The project in Clifton Springs will be located on a 59 acre parcel on State Route 96. Of the 59 acres, 16 will be used to house 139 single-axis trackers. Bodgan stated that there are wetlands on the property and the trackers will be placed as not to interfere. It was clarified that the parcel is not active farmland and that construction is scheduled to begin in

2022. Benefits include savings for energy subscribers covered by NYSEG, as well as tax benefits to the local community and county.

Andy Molodetz made a motion to authorize a public hearing. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Bogdan exited the meeting at 5:15 p.m.

CooperVision:

Suzanne Vary shared that CooperVision is a major tenant at High Point Business Park in Victor. Currently, the Company occupies the first and second floors at building 200, with hopes to expand to the third floor. The third floor of the building will add 40,000 ft² for the Company to accommodate space for administrative positions and information technology (IT) operations. It was discussed that CooperVision had received a ten-year sales tax exemption in 2015, which concluded in March of this year. The Company is applying for sales tax exemption on IT and communications equipment, including software.

CooperVision currently has 375 FTEs and plans to create an additional 24. Suzanne stated that the project falls in line with the UTEP, Strategic Plan and Municipal Law. Sue also shared that there was a public hearing held earlier this month, with attendees speaking highly of the Company and in favor of the project. The cost-benefit analysis was presented to the Board, while indicating that the project has a grand cost to benefit ratio of 15:1.

Mike Manikowski shared that the Company also has competitive wages.

Supervisor Dan Marshall made a motion to induce and authorize the PILOT agreement. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

CCMI Plastics:

Suzanne Vary and Mike Manikowski introduced Anthony Lewis of CCMI Plastics. The Company specializes in fabrication of plastic materials. CCMI is currently located in Geneva and looking to expand. The future site is also located in Geneva, on Route 14.

Anthony Lewis began by sharing some company background with the Board. The Company was started by his father in 1991 and Anthony took over 17 years ago. Over the last 17 years, CCMI has grown from a 5 person operation to having 16 full-time employees. The Company has diverse and loyal customer base, bringing in business from all over the area. Anthony explained that with the substantial growth over the years, the Company has become very limited on space. The current building is 8,000 ft² and houses over 12 pieces of machinery. Anthony stated that day-to-day operations may include working on a singular piece prototype for a customer, or could involve working on a 1,000+ piece order. The new location would be 15,000 ft², allowing a larger radius for each machine or piece of equipment.

Anthony presented a site plan to the Board, indicating where loading docks would be located as well as parking. He also shared that the increase in space will allow more separation of the production side versus administration and office spaces, as well as help with noise and heat.

Lew Zulick made a motion to authorize a public hearing. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

OLD BUSINESS:

Solar Village:

Suzanne Vary shared that a public hearing was held this morning for the second phase of the project. The project was originally approved in August of last year, but since then the estimated cost has increased from \$11 million to \$17.3 million. This increase is due to the cost of materials, as well as needing to reengineer the rental units. The Company plans to retain 19 FTEs while creating an additional 6. Sue indicated that the project is covered under the strategic plan and UTEP, as well as municipal law.

Andy Molodetz made a motion to authorize the resolution to induce the PILOT agreement for Phase II. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

The Company would also like to delay the fee until the loan closing.

Lew Zulick made a motion to approve delaying the fee until closing. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Ryan Wallace exited the meeting at 5:41 p.m.

Factory 243:

Suzanne explained that Factory 243 is the project that is located at the old G.W. Lisk buildings in Canandaigua. Sue shared that the apartment rentals are going very well and that the Company has asked for another extension.

Andy Molodetz made a motion to extend the sales tax exemption to December 31 of this year. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Ardennes Brewery:

Barry Carrigan reminded the Board of Ardennes Brewery, a project that closed last year. The Company is in the process of refinancing their SBA loan and has requested the IDA to authorize the termination of the equipment lease. This was set to expire at the end of this year.

Deb Brown made a motion to authorize the SBA refinance and termination of the equipment lease. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

Terminal bid rejection:

Bob Mincer shared that the terminal bid received over 20 bids, for four contracts. Unfortunately, the cost of materials is much higher than expected, leading to a \$400,00-\$500,000 shortfall. Bob would like to ask the Board for authorization to reject the bid, as to rescope and rebid in October. This will cost around \$4,000. Bob also confirmed that the DOT grant does not expire for three years.

Supervisor Dan Marshall made a motion to authorize the rejection of the terminal bid. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Hangar bid scope:

Bob Mincer also indicated that the same situation has happened with the hangar bid. Currently, rebidding is not an option as there will need to be more funding.

Lew Zulick made a motion to authorize the rejection of the hangar bid. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

At 5:52 p.m. Mike Davis made a motion to enter Executive Session, seconded by Don Culeton.

The Board exited Executive Session at 6:13 p.m. No action taken.

ADMINISTRATION:

July 26, 2021 Minutes:

Mike Davis presented the July 26, 2021 Meeting Minutes for approval.

Lew Zulick made a motion to approve the July 26, 2021 minutes as presented. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Budget:

Michael Wojcik will present the budget at the next scheduled meeting.

Invoices for payment:

Michael Wojcik presented airport invoices for payment totaling \$114,092.68; Agency invoices totaling \$35,007.50 and total invoices in the amount of \$149,100.18. Bob Mincer clarified the airport related invoices.

Supervisor Dan Marshall made a motion to approve the above referenced invoices for payment.

Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Questions on Reports:

Financials Statements/Investment Report/Airport Update:

Andy Molodetz made a motion to block and approve the Financial Statements, Investment Report and Airport Update as presented. Deb Brown seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Lew Zulick made a motion to adjourn the IDA meeting at 6:18 p.m. Andy Molodetz seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson