



MINUTES

Board Members present:

Kevin Clark, Chairman
Ken Rohr, Vice-Chairman
Frederica Mazzola, Treasurer
Donna Yawman
Joe Kosiorek

Staff present:

Kal Wysokowski, Exec. Director
Monika Salvage, Exec. Assistant

Others present:

Lucien Morin II, Agency Counsel
Kathy Pomponio/Brett Morgan, Verizon
Jared Lusk, Nixon Peabody
Michael Spoleta, Spoleta Development
Betsy Brugg, Woods Oviatt Gilman

I. Call to Order

The regular meeting of the Fairport IDA Board of Directors was called to order by Chairman Kevin Clark at 4:31 pm.

II. Public Comment Period – No comments.

III. Approval of March and April Minutes

A MOTION to approve the minutes of the March meeting was made by Donna Yawman, seconded by Frederica Mazzola, and passed. Ken Rohr abstained from the vote.

A MOTION to approve the minutes of the April meeting was made by Donna Yawman, seconded by Ken Rohr, and passed. Joe Kosiorek and Frederica Mazzola abstained from the vote.

IV. Presentations

a. Bell Atlantic dba Verizon Wireless – Consent to Lease and Subordination, Non-Disturbance and Attornment Agreement, 6 North Main Street/Liftbridge Lane East

Representatives of Verizon and their legal counsel were present to discuss the request. Upon further review, it was determined that the mortgage between the Agency and Casa Associates allows the latter to lease the property and grounds. In the proposed agreement the Agency as the property owner consents to the lease terms and ensures that Verizon's communications facility may remain on the premises until lease end in 2045, even in the case of default on Casa's part. Kevin Clark requested that the IDA be named as an Additional Insured. The Planning Board has been declared lead agency.

A MOTION to approve and authorize the Chairman or Executive Director to sign the consent agreement with the suggested language was made by Donna Yawman, seconded by Frederica Mazzola, and passed unanimously.

b. Spoleta Development – Application for Financial Assistance, High Street Senior Apartments

Michael Spoleta and his legal counsel presented the request for sales and mortgage recording tax exemptions as well as a 10-year PILOT agreement with school tax abatement only for the 71-unit, market-rate, 55+ senior apartment project. They indicated that this project would have very little impact on the school district. They stated that there is significant need for this type of housing in the village. The economic impact this \$9.5M project would have is still being determined, but is believed to be substantial.

They also shared the difficulties they have encountered in developing this site and the costs associated with site work have increased. In order to keep the rents reasonable (1BR starting at \$1,000 and 2BR starting at \$1,900), they are asking the Agency to consider financial assistance. The Board discussed the request. The value for sales tax exemption is estimated to be \$300K+ and mortgage recording tax will be approx. \$68K. Staff will produce a cost-benefit analysis for the Board to review, among other data, current tax income from this site compared to potential revenue after the development. Agency counsel discussed with the Board the conflicting messages from the NYS Authority Budget Office and the Office of the NYS Comptroller regarding the status of the Agency. Staff will call the ABO director.

c. Calm & Sense Communications – Proposal for Communications Plan

A second draft of the plan will be distributed to the Board. Andree Mastrosimone will present it at the June Board meeting and accept Board input.

V. Financial Reports

- a. Resolution 2015-05 authorizing payment of bills was reviewed. A MOTION to authorize payment of bills was made by Ken Rohr, seconded by Frederica Mazzola, and passed unanimously.
- b. Reconciliation Report was reviewed and accepted.

VI. Old Business

a. Mark 246 LLC Development – Project Closed, 15 Parker Street

Staff was pleased to announce that the Agency closed on the abandoned Canal Corporation land and the property sale with Mark 246 LLC. Site mobilization begins within two weeks. The property will be fenced in and no longer available for festival parking.

b. BME Associates – Street Scape Plan Update

An outline and timeline for this project will be distributed to the Board.

c. 5 Liftbridge Lane East

Joe Kosiorek recused himself from the discussion. The property is being sold to Joe Kosiorek and his partner. The Agency holds the mortgage and will receive a payment for the balance of \$133K .

VII. Adjourn

A MOTION to adjourn at 6:00 pm was made by Donna Yawman, seconded by Frederica Mazzola, and passed unanimously.

The next regular meeting is scheduled for June 15, 2015.