



MINUTES

**Board Members present:**

Kevin Clark, Chairman  
Ken Rohr, Vice-Chairman  
Donna Yawman

**Excused:**

Frederica Mazzola, Treasurer  
Joe Kosiorek

**Staff present:**

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

**Others present:**

Lucien Morin II, Agency Counsel  
Mike Spoleta/Betsy Brugg, Spoleta  
Andrew Spencer, BME Associates  
Julie Baker/Patrick Fricke, RBC

**I. Call to Order**

The regular meeting of the Fairport IDA Board of Directors was called to order by Chairman Kevin Clark at 4:32 pm.

**II. Public Comment Period** – No comments.

**III. Approval of June 16 and July 1 Minutes**

A MOTION to approve the minutes of the June 16 meeting was made by Donna Yawman, seconded by Ken Rohr, and passed unanimously.

A MOTION to approve the minutes of the July 1 meeting was made by Ken Rohr, seconded by Donna Yawman, and passed unanimously.

**IV. Financial Reports**

- a. Resolution 2015-07 authorizing payment of bills was reviewed. A MOTION to authorize payment of bills was made by Ken Rohr, seconded by Donna Yawman, and passed unanimously.
- b. Reconciliation Report was reviewed and accepted.

**V. Old Business**

- a. Spoleta Development – Request for Financial Assistance, High Street Senior Apartments  
Mike Spoleta and his counsel, Betsy Brugg, presented their request and reasoning for a 15-year PILOT agreement to make this \$9.5M project that proposes 71 units of market-rate, 55+ senior apartments viable. They shared the difficulties they have encountered in developing this site. The costs associated with site work have increased. Also, the higher than anticipated projected assessment of the project (\$6.5M) by the town assessor presents an added risk. The Board reviewed and discussed the cost-benefit analysis. The tax revenue over the next 15 years at current taxes would amount to approx. \$500,000. Payments-in-lieu-of-taxes with development are estimated to total more than \$2.6M. The value for sales and use tax exemption was estimated to be \$300,000+ and mortgage recording tax will be approx. \$68,000. A MOTION to enter into a 15-year PILOT agreement for the abatement of school, town and county taxes as well as to grant exemptions for mortgage recording taxes and sales/use taxes was made by Ken Rohr, seconded by Donna Yawman, and passed by the following roll call vote:

AYE: Kevin Clark, Ken Rohr, Donna Yawman (See attached Initial Intent Resolution.)

A public hearing will be scheduled and the affected taxing jurisdictions will be notified.

b. BME Associates – Main Street Streetscape Plan Update

Andrew Spencer presented to the Board a matrix that visualizes the analysis of existing plans, studies and reports and highlights proposed recommendations. Main Street between Church Street and Whitney Road has been divided into 8 zones. Current conditions were cataloged with pictures and suggested improvements were added to project sketches. The Board concurred with the recommendations, which will be the basis for the CFA the Village will submit to the Finger Lakes Regional Economic Development Council (deadline July 31).

**VI. New Business**

a. Rochester Boat Club – Project Presentation, Proposed Crew Facility on North Bank

Julie Baker and Patrick Fricke presented a plan for a new permanent location for the Rochester Boat Club on 10 Liftbridge Lane West. The total project cost for renovating the currently abandoned building and installing floating docks is estimated to be \$100,000. They are currently working out a purchase option with the current owner while finalizing a CFA for \$50,000 to the NYS Canal Corporation. If successful, they will request a matching loan from the Fairport LDC. The Board agreed to provide a letter of support for the application. The project will be referred to the LDC.

b. Review/Approval of 2016 Budget – Tabled.

**VII. Adjourn**

A MOTION to adjourn at 6:04 pm was made by Donna Yawman, seconded by Ken Rohr, and passed unanimously.

*The next regular meeting is scheduled for August 17, 2015.*