

A special meeting of the Mendon Town Board was held at 7:00PM, Thursday, February 28, 2019, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY.

**PRESENT:** John D. Moffitt, *Supervisor*  
 Cynthia M. Carroll }  
 Thomas G. Dubois } *Town Board*  
 John L. Hagreen } *Members*  
 Michael E. Roberts }

**ABSENT:** None

**TOWN CLERK:** James P. Merzke

**OTHERS PRESENT:** Sheldon W. Boyce, Jr., *Town Attorney*, and one resident.

*Supervisor Moffitt called the meeting to order at 7:00PM. The Pledge of Allegiance was recited.*

**AGENDA**

***(Resolution 19-097)***

A motion was made by Mrs. Carroll, seconded by Mr. Dubois, to adopt the agenda as presented.  
Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mr. Hagreen, Aye; Mr. Roberts, Aye; Mr. Moffitt, Aye.

**PUBLIC COMMENT**

Mary Louise Meisenzahl, 2 Rittenhouse Drive, informed the Board that the Village posted a legal notice for a resubdivision of 10-11 Carriage Street.

**AGENDA – AMENDMENT**

***(Resolution 19-098)***

A motion was made by Mr. Roberts, seconded by Mr. Hagreen, to amend the agenda by adding a new No. 6 “Carriage Street – Stipulation and Order of Settlement,” and renumber accordingly.  
Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mr. Hagreen, Aye; Mr. Roberts, Aye; Mr. Moffitt, Aye.

**CARRIAGE STREET LLC, – TAX ABATEMENT AND PILOT**

Mr. Hagreen began the discussion by saying that this has been a “winding road,” started by a business owner from Leroy, NY who purchased the property and started the process of getting four municipalities together to approve the tax abatement schedule as described.

Supervisor Moffitt described the process as frustrating. He is bothered by the property description and the amount of actual jobs created. He stated that calling this a PILOT agreement is a disservice to PILOT agreements – it is a straight tax abatement. There are errors in both the Village of Honeoye Falls and Honeoye Falls-Lima Central School District resolutions approving this abatement: the Village refers to 10-11 Carriage Street when there are actually five parcels included; and the School refers to a 100% abatement for the full 10 years. He is concerned that this lowering of the total assessment for the Town and the potential cutting of AIM by the Governor would force the raising of taxes or the cutting of services because a for-profit company is getting a “free-ride.” He would feel more comfortable with a straight PILOT agreement and the owner paying normal taxes on an assessment of \$1,000,000, as per the proposed settlement assessment. He wants the businesses to succeed, but the “sweetheart” aspect of this deal is a little over-the-top for 17 jobs. Monroe County should have taken the lead from the start. There were too many personalities involved and the taxpayers are going to pay for it. Supervisor Moffitt added that a fuel cell company moving in to the Eastman Business Park was confusing to him, seeing that this property as a former fuel cell facility.

Mr. Roberts said that he respects Supervisor Moffitt’s opinions, but the flip side of his argument is that if these companies pull out those buildings will end up being knocked down and the assessments will go down anyway. He feels he can justify this deal and feels comfortable talking to any taxpayer about it.

Mr. Hagreen stated that Han-Tek was a good, reliable company, and that Trison is his son. Basically the dad wants the building for him. He is brilliant and his company might “explode.”

Mr. Dubois stated that he agreed with Mr. Hagreen and Mr. Roberts. He felt that it was unlikely another buyer would come along and the buildings would be torn down. There is risk but potential. He has no problem supporting this.

Mrs. Carroll concurred. These buildings are an “albatross.” There is risk, but what are the alternatives? She hopes these businesses grow, though she is disappointed in some decisions made by other entities.

***(Resolution 19-099)***

A motion was made by Mr. Roberts, seconded by Mr. Hagreen, to adopt the following:

WHEREAS, Carriage Street LLC, a Delaware limited liability company, needs financial assistance in the acquisition of property located in the Village of Honeoye Falls for the purpose of subleasing it to three companies: Han-Tek, a manufacturer of material handling, robotic cells and automation equipment; McQuillen Inc., McQuillen Manufacturing Division, a manufacturer of high precision components and assemblies, for both Research and Development and production; and Trison Business Solutions, Inc., a supplier of engineering services specializing in Research and Development companies, and

WHEREAS, the Village of Honeoye Falls and the Honeoye Falls-Lima Central School District have already agreed to a property tax abatement plan which includes a payment-in-lieu agreement with the County of Monroe Industrial Development Agency, and

WHEREAS, that plan and agreement are predicated on the execution of the Stipulation and Order of Settlement in Carriage Street, LLC v. Town of Mendon, et al, Index No.: E2018005699, by the buyer to discontinue a pending 2018 tax certiorari lawsuit against the three municipalities.

NOW, THEREFORE, BE IT RESOLVED, for the properties identified by the tax account numbers 228.11-1-38.22 (Carriage Street), 228.11-1-38.23 (West Main Street), 228.11-1-7.112 (11 Carriage Street), 228.11-1-7.2 (10 Carriage Street), and 228.11-1-76 (Norton Street), the Mendon Town Board authorizes the following tax abatement schedule: Year 1-3, 100%; Year 4, 80%; Year 5, 70%; Year 6, 60%; Year 7, 45%; Year 8, 40%; Year 9, 30%; Year 10, 0%, and

FURTHER, BE IT RESOLVED, that the Town Board directs the Supervisor to provide a copy of this resolution to the County of Monroe Industrial Development Agency signifying the Town Board’s support of the proposed tax abatement plan and payment-in-lieu of tax agreement.

Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mr. Hagreen, Aye; Mr. Roberts, Aye; Mr. Moffitt, Nay.

**CARRIAGE STREET LLC, v. TOWN OF MENDON, ET AL – STIPULATION AND ORDER OF SETTLEMENT**

***(Resolution 19-100)***

A motion was made by Mr. Roberts, seconded by Mr. Dubois, to authorize the Town Attorney to execute the Stipulation and Order of settlement in Carriage Street, LLC v. Town of Mendon et al.

Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mr. Hagreen, Aye; Mr. Roberts, Aye; Mr. Moffitt, Aye\*.

**PUBLIC COMMENT**

No one from the public wished to comment.

**ADJOURNMENT**

***(Resolution 19-101)***

A motion was made by Mr. Hagreen, seconded by Mr. Dubois, to adjourn the meeting at 7:30PM.

Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mr. Hagreen, Aye; Mr. Roberts, Aye; Mr. Moffitt, Aye.

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Town Clerk

*\*Originally and erroneously reported as a “Nay” vote, this was corrected with an amendment at the March 11, 2019 meeting, Resolution 19-105.*