



## **MONROE COUNTY**

### **Agenda/Charter Committee**

**October 21, 2024 5:00 PM**

### ***AGENDA***

A. ROLL CALL

B. PUBLIC FORUM

C. APPROVAL OF MINUTES

September 23, 2024

D. NEW BUSINESS

24-0315

Confirmation of Appointment to the County of Monroe Industrial Development Agency - President Yversha Román

24-0316

Enact a Local Law Entitled "Authorizing a Lease by Negotiation with Smith Street Partners LLC for Office Space at 435 Smith Street, Rochester, New York" - County Executive Adam J. Bello

24-0341

Enact a Local Law Authorizing a Lease by Negotiation with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless Telecommunications at Innovative Field - As a Matter of Importance - County Executive Adam J. Bello

E. OTHER MATTERS

F. ADJOURNMENT

The next meeting of the Agenda Charter Committee is Scheduled for Monday, November 25, 2024 at 5:00 P.M.



ATTACHMENTS:

Description File Name

- ▣ September 23, 2024 9.23.24\_Agenda\_Charter\_Draft\_Minutes.pdf

Summary of Minutes  
AGENDA/CHARTER COMMITTEE  
September 23, 2024  
5:00 p.m.

Chairwoman Barnhart called the meeting to order at 5:00 p.m.

MEMBERS PRESENT: Rachel Barnhart (Chair), John B. Baynes (Vice Chair), Dave Long, Albert Blankley, Michael Yudelson, Sean McCabe (RMM), Frank Ciardi, Kirk Morris, Yversha Román (Ex Officio)

MEMBERS ABSENT: Steve Brew (Excused)

OTHER LEGISLATORS PRESENT: Tom Sinclair, Virginia McIntyre, Mark Johns, Santos Cruz, Carolyn Delvecchio Hoffman, Howard Maffucci, Susan Hughes-Smith, Lystra Bartholomew McCoy, Rose Bonnick

ADMINISTRATION PRESENT: Jeff McCann (Deputy County Executive), Anthony Plonczynski-Figueroa (Assistant County Executive), John Bringewatt (County Attorney), Robert Franklin (CFO), Richard Tantalo (Public Safety Director), Tim Henry (Deputy Director Public Safety), Adrienne Green (Legislative Liaison), Michael Garland (DES Director)

PUBLIC FORUM: There were no speakers.

APPROVAL OF MINUTES: The minutes of August 27, 2024 were approved as submitted.

NEW BUSINESS:

OTHER MATTERS

Chairwoman Barnhart led a discussion about the possibility of a Charter Review Commission.

ADJOURNMENT:

There being no other matters, Chairwoman Barnhart adjourned the meeting at 5:28 p.m.

The next Agenda/Charter Committee meeting is scheduled for **Monday, October 21, 2024 at 5:00 p.m.**

Respectfully Submitted,  
David Grant  
Clerk of the Legislature



ATTACHMENTS:

Description File Name

- ▣ Referral R24-0315.pdf
- ▣ Attachment R24-0315\_Attachments.pdf

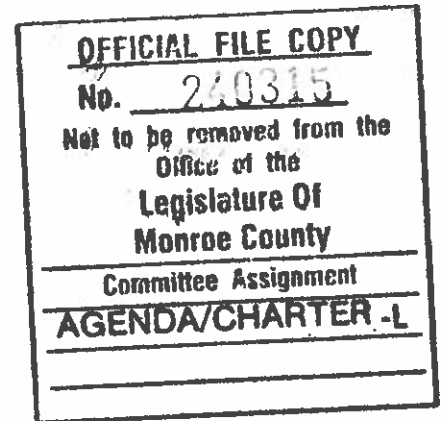


# Monroe County Legislature

**YVERSHA M. ROMÁN**  
**President**

October 7, 2024

To The Honorable  
Monroe County Legislature  
39 West Main Street  
Rochester, NY 14614



**RE: Confirmation of Appointment to the County of Monroe Industrial Development Agency**

Honorable Legislators:

I, Yversha Román, President of the Monroe County Legislature, in accordance with Sections 856 and 916 of the General Municipal Law, do hereby submit to Your Honorable Body for your consideration, the appointment of Mr. Truman N. Tolefree of 170 Ambassador Drive, Rochester, NY 14610 to the County of Monroe Industrial Development Agency for a term that will begin immediately.

The specific legislative action required is to confirm the appointment of Mr. Truman N. Tolefree of 170 Ambassador Drive, Rochester, NY 14610, to the County of Monroe Industrial Development Agency, in accordance with Sections 856 and 916 of the General Municipal Law, to serve at the pleasure of the Legislature.

This action will have no impact on the revenues or expenditures of the current Monroe County budget.

Sincerely,

Yversha Román  
President of the Legislature

39 WEST MAIN STREET, COB ROOM 410, ROCHESTER, NY 14614

## Contact

[www.linkedin.com/in/truman-tolefree](https://www.linkedin.com/in/truman-tolefree) (LinkedIn)

## Top Skills

Acquisitions

Dispositions

Real Estate Private Equity

## Honors-Awards

RBJ Forty under 40

# Truman Tolefree

Commercial Real Estate Investor

Rochester, New York, United States

## Summary

Experienced Executive with a demonstrated history of working in the real estate industry. Skilled in Real Estate Acquisitions & Dispositions, Asset Management, Real Estate Private Equity, Joint Venture Operating Agreements, Debt & Equity Financing, and Leadership. Strong business development professional with an MBA in Corporate Finance from Cornell Johnson Graduate School of Management and a Graduate Minor focused in Real Estate Finance & Development from Cornell School of Hotel Administration.

## Experience

Intersection Realty Group

Co-founder & Managing Principal

2020 - Present (4 years)

Rochester, New York, United States

Intersection Realty Group (Intersection) acquires and adds value to a growing portfolio of industrial and multifamily properties in liquid primary and secondary markets in the U.S. We leverage our deep network of industry relationships with brokers and owner-operators to source targeted acquisition opportunities, many of which are off market, enabling us to achieve attractive returns for our investors.

University of Rochester - Simon Business School

Adjunct Professor, University of Rochester, Simon Business School

March 2022 - Present (2 years 8 months)

Rochester, New York, United States

I teach Fin 441A: Special Topics in Finance – Real Estate. The course focuses on the basic economics of real estate markets, market analysis, and real estate finance. The course specifically considers market analysis, valuation, leases and rents, cap rates, capital structure, and risk analyses for income-producing (commercial) properties.

Morgan Communities (Morgan Management LLC)

6 years

Principal, Director of Acquisitions & Dispositions

2015 - 2020 (5 years)

Rochester, New York, United States

- Acquired 42 apartment communities consisting of more than 10,220 units totaling more than \$1.2 billion in value; numbers that represented more than 25% of the company's portfolio in number of units owned and market value.
- Determined optimal capital structures for new acquisitions via the development of comprehensive cash flow models incorporating levered and unlevered IRR and NPV analyses and the impact of value-added opportunities, leverage, and various promote structures.
- Responsible for transaction structuring - Including the negotiation of letters of intent, purchase and sales agreements, and joint venture operating agreements with LP equity investors.

Assistant Director Of Finance

2014 - 2015 (1 year)

Rochester, New York, United States

- Designed optimal capital structures for new, mixed-use developments that integrated diverse local, state, and federal economic programs, including, but not limited to, Brownfield Tax Credits, New Market Tax Credits, and Historic Tax Credits.
- Conducted project feasibility analysis for substantial rehab and new construction developments and managed project teams consisting of architects, engineers, general contractors, lawyers, lenders, and other 3rd party consultants.

Granite Companies, LLC

Director of Finance

2007 - 2012 (5 years)

Chicago, Illinois, United States

- Developed and evaluated optimal capital structures for company projects via the development of comprehensive cash flow models incorporating IRR and NPV analyses.
- Secured project financing, including 9% and 4% LIHTCs, PHA Capital Funds, Hope VI Funds, and various other forms of subsidy from private and public sources, established schedules for project phases, and worked with state



and municipal agencies and local community groups to secure approvals for project zoning and entitlements.

- Led the development of the Oakwood Shores Terrace Apartments and Mercy Medical Center (Chicago, IL), a six-story 89,630 square foot mixed-income housing complex that includes a medical office component on the first two floors. TDC = \$23.5MM

#### ABN AMRO Bank N.V.

Bank Officer / Senior Analyst

2004 - 2006 (2 years)

Chicago, Illinois, United States

Assisted in the origination of loans for LaSalle's CMBS capital source via the development of direct capitalization financial models and comparable sales and rental analyses.

#### Prudential Financial

Real Estate Investment Analyst

2003 - 2004 (1 year)

Chicago, Illinois, United States

Assisted in the origination of loans for Prudential's CMBS, General Account, and Fannie Mae capital sources through the development of DCF (Argus) and direct capitalization financial models.

#### UBS

Financial Analyst - IBD, Financial Institutions Group

2002 - 2003 (1 year)

New York, New York, United States

Developed comprehensive discounted cash flow and merger consequences financial models and performed comparable company and precedent transactions analyses for banks, asset management, and financial technology companies.

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## Education

Cornell Johnson Graduate School of Management

Master of Business Administration - MBA, Corporate Finance · (2012 - 2014)

Cornell School of Hotel Administration

Graduate Minor, Real Estate Finance & Development · (2012 - 2014)

Morehouse College

Bachelor's degree, Accounting and Finance · (1997 - 2002)



ATTACHMENTS:

Description File Name

▣ Referral R24-0316.pdf

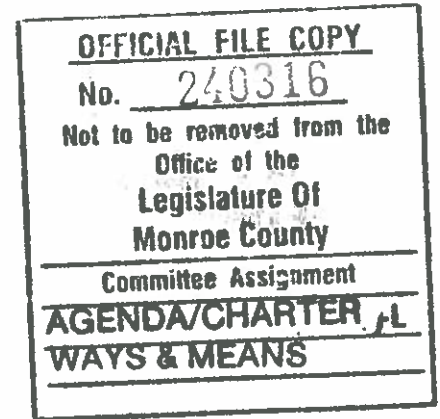


# Office of the County Executive

Monroe County, New York

**Adam J. Bello**  
*County Executive*

October 4, 2024



To The Honorable  
Monroe County Legislature  
407 County Office Building  
Rochester, New York 14614

**Subject:** Enact a Local Law Entitled “Authorizing a Lease by Negotiation with Smith Street Partners LLC for Office Space at 435 Smith Street, Rochester, New York”

Honorable Legislators:

This matter is being referred to Your Honorable Body at the request of Democratic Commissioner Jackie Ortiz and Republican Commissioner Lisa P. Nicolay of the Board of Elections.

I recommend that Your Honorable Body enact a Local Law entitled “Authorizing a Lease by Negotiation with Smith Street Partners LLC for Office Space at 435 Smith Street, Rochester, New York” for a total term of twenty (20) years for office and warehouse space by the County of Monroe, commencing on August 1, 2025.

The space will consist of approximately 57,785 square feet located on a 4.17 acre parcel at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

A lease of space at 435 Smith Street would enable the County to consolidate the Board of Elections four (4) locations into one (1) centrally located space. The space at 435 Smith Street would accommodate 1,000 new voting machines while acting as an all in one facility for the Board of Elections. Staying in the four (4) current locations would require extensive buildouts, would not provide the opportunity for future expansion, and would require additional space for storage.

**The specific legislative actions required are:**

1. Schedule and hold a public hearing on the proposed Local Law.
2. Enact a Local Law authorizing the County Executive, or his designee, to execute a lease by negotiation, and any amendments thereto, with Smith Street Partners LLC, for office and warehouse space by the County of Monroe for a total term of twenty (20) years commencing on August 1, 2025, for the purpose of providing approximately 57,785 square feet in a building located on a 4.17 acre parcel at 435 Smith Street, City of Rochester, at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(18) (“reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this lease will be requested in the proposed 2025 operating budget of the Monroe County Board of Elections, general fund 9001, funds center 2003010000, Elections Support, and will be requested in future years’ budgets. No additional net County support is required in the current Monroe County budget.

The Monroe County Treasurer has indicated that neither Smith Street Partners, LLC, nor any of its officers, owe any delinquent Monroe County property taxes. The officers of Smith Street Partners, LLC are:

Matthew Lester  
Anthony Gizzie  
Ryan Callahan  
Timothy Meleca  
William Kingston  
Richard Altier

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,  


Adam J. Bello  
Monroe County Executive

By Legislators \_\_\_\_\_ and \_\_\_\_\_

Intro. No. \_\_\_\_\_

LOCAL LAW NO. \_\_\_\_ OF 2024

**ENACTING A LOCAL LAW ENTITLED “AUTHORIZING A LEASE BY NEGOTIATION WITH SMITH STREET PARTNERS LLC FOR OFFICE SPACE AT 435 SMITH STREET, ROCHESTER, NEW YORK”**

BE IT ENACTED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. The County Executive, or his designee, is hereby authorized to execute a lease by negotiation, and any amendments thereto, with Smith Street Partners LLC, for office and warehouse space by the County of Monroe for a total term of twenty (20) years commencing on August 1, 2025, for the purpose of providing approximately 57,785 square feet in a building located on a 4.17 acre parcel at 435 Smith Street, City of Rochester, at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

Section 2. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

File No. 24-0

ADOPTION: Date: \_\_\_\_\_

Vote: \_\_\_\_\_

ACTION BY THE COUNTY EXECUTIVE

APPROVED: \_\_\_\_\_ VETOED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EFFECTIVE DATE OF LOCAL LAW: \_\_\_\_\_



ATTACHMENTS:

Description File Name

▣ Referral R24-0341.pdf



# Office of the County Executive

Monroe County, New York

**Adam J. Bello**  
County Executive

<b>OFFICIAL FILE COPY</b>
No. <u>240341</u>
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
<b>AGENDA/CHARTER</b>
<b>WAYS &amp; MEANS</b>

October 16, 2024

To The Honorable  
Monroe County Legislature  
407 County Office Building  
Rochester, New York 14614

Subject: Enact a Local Law Authorizing a Lease by Negotiation with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless Telecommunications at Innovative Field

Honorable Legislators:

I recommend that Your Honorable Body enact a Local Law authorizing a lease by negotiation with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless ("Verizon") for telecommunications equipment to be installed on and in the vicinity of Innovative Field's centerfield scoreboard located at One Morrie Silver Way, Rochester, New York for a term of five years, in the amount of \$24,000 for the first year with annual increases of 2% over the prior year, and subject to renewal for up to two additional five-year terms upon the consent of Verizon, and further for up to two additional five-year terms upon the mutual consent of the parties.

This telecommunications lease will improve the quality of cell phone service available to fans attending sporting and other events at Innovative Field and enhance the use of electronic ticketing at the Stadium.

**The specific legislative actions required are:**

1. Schedule and hold a Public Hearing on the proposed Local Law.
2. Enact a Local Law authorizing the County Executive, or his designee, to execute a lease by negotiation on behalf of the Monroe County, and any amendments thereto, with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless for telecommunications equipment to be installed on and in the vicinity of Innovative Field's centerfield scoreboard located at One Morrie Silver Way, Rochester, New York for a term of five years, in the amount of \$24,000 for the first year with annual increases of 2% over the prior year, subject to renewal for up to two additional five-year terms upon the consent of Verizon, and further for up to two additional five-year terms upon the mutual consent of the parties.



This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(9) (“construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”); and (13) (“extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list”); and is not subject to further review under the State Environmental Quality Review Act.

This lease is revenue generating. No net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless, nor any of its principal officers, owe any delinquent Monroe County property taxes. The officers are:

Sowmyanarayan Sampath, President  
Dominique Jean-Loup Gaillard, Senior Vice President and Chief Financial Officer  
Joseph M. Ruggiero, Senior Vice President, General Counsel and Secretary

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello  
Monroe County Executive

By Legislators \_\_\_\_\_ and \_\_\_\_\_

Intro. No. \_\_\_\_

LOCAL LAW NO. \_\_ OF 2024

**ENACTING LOCAL LAW ENTITLED "AUTHORIZING LEASE BY NEGOTIATION WITH BELL ATLANTIC MOBILE SYSTEMS LLC, D/B/A VERIZON WIRELESS TELECOMMUNICATONS FOR TELECOMMUNICATIONS AT INNOVATIVE FIELD"**

BE IT ENACTED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. The County Executive, or his designee, is hereby authorized to execute a lease by negotiation on behalf of the Monroe County, and any amendments thereto, with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless for telecommunications equipment to be installed on and in the vicinity of Innovative Field's centerfield scoreboard located at One Morrie Silver Way, Rochester, New York for a term of five years, in the amount of \$24,000 for the first year with annual increases of 2% over the prior year, and subject to renewal for up to two additional five-year terms upon the consent of Verizon, and further for up to two additional five-year terms upon the mutual consent of the parties.

Section 2. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

\_\_\_\_\_ Committee; October \_\_\_\_, 2024 – CV:

\_\_\_\_\_ Committee; October \_\_\_\_, 2024 – CV:

File No. 24-\_\_\_\_.LL

ADOPTION: Date: \_\_\_\_\_, 2024

Vote: \_\_\_\_\_

ACTION BY THE COUNTY EXECUTIVE

APPROVED: \_\_\_\_\_ VETOED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EFFECTIVE DATE OF LOCAL LAW: \_\_\_\_\_