



## MINUTES – AGENCY MEETING – February 17, 2009

Time & Place: 12:00 Noon, Ebenezer Watts Conference Center,  
49 S. Fitzhugh Street, Rochester, New York

Board Present: H. Stuart (Acting Chair), A. Burr, E. Caccamise, L. Doyle,  
S. Moore

Also Present: J. Seil (Executive Director), W. Zyra (President, Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

Acting Chair Stuart called the meeting to order. A. Burr led the Pledge of Allegiance.

Acting Chair Stuart opened the Public Forum. There being no speakers, the Public Forum was closed.

A report on the Requests for Verified Exemptions was presented by Ken Pink of The Bonadio Group. During the last month, The Bonadio Group has received one request for exemption from the local labor requirements for the Gates Automotive project, under the warranty criteria as it pertains to the spray booth. Mr. Pink reported that upon review, the Bonadio Group found the request valid. On a motion made by A. Burr and seconded by L. Doyle, a resolution was adopted approving this waiver

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of January 2, 2009 – January 30, 2009. During that time, 21 monthly visits were made and 2 follow up visits were conducted. Of the 188 workers that were identified, 1 was noncompliant on the initial visit. This worker was compliant on the follow up visit which was conducted within 24 hours. As of January 30, 2009 all sites were compliant.

J. Seil presented the following applications for agency consideration:

**Alexander Monroe Associates, LLC (Lease/Leaseback)**

The company was represented by Dan Goldstein. Alexander Monroe Associates, LLC (AMA) purchased the former Genesee Hospital facility in 2006 to redevelop the site into a medical and healthcare related campus. Phase I of the project included the acquisition of the site, redevelopment of an existing office building, deferred maintenance and demolition of the former hospital. AMA is prepared to proceed with Phase II, which consists of the construction of 100,000 square feet of medical office space within two new buildings. The facilities will be constructed on the southwest corner of the campus (Monroe Avenue & Alexander Street) and will target medical service providers. A branch bank building will also be constructed, but will not be part of the PILOT agreement. The City of Rochester is supportive of the \$17 million project and has requested that COMIDA provide a 15 year PILOT agreement. A Public Hearing was held February 11, 2009 in the City of Rochester. After a brief discussion and on a motion made by L. Doyle and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye. (except E. Caccamise who was not present for this vote.)

**Bach Properties, LLC****(Lease/Leaseback)**

The company was represented by Bill Bach. Bach Properties, LLC proposes to purchase and update a two-story, 13,000 square foot office building at 1260 Creek Street in the Town of Penfield. The renovated building will be leased to Bene-Care, Inc, an insurance brokerage firm specializing in the sale and administration of health, dental and disability insurance to small businesses and self-employed individuals. Improvements are expected to include two new stair towers, re-facing of the exterior, a new roof, windows, doors and a new heating and cooling system. The \$1.3 million project will impact 21 existing employees and is projected to create 5 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the on the local labor and suppliers rule. The Jobs Plus job creation requirement is 3 FTE. A Public Hearing was held February 10, 2009 in the Town of Penfield. After a brief discussion and on a motion made by L. Doyle and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

**Erie Harbor, LLC****(Lease/Leaseback)**

The company was represented by Allen Handelman. Erie Harbor, LLC is proposing to construct a mixed-income housing development located at 205-405 Mount Hope Avenue in the City of Rochester. The development is on a 7.15 acre site and will consist of approximately 106,000 square feet. The project will include 130 residential units (25 one-bedroom, 86 two-bedroom and 19 three-bedroom) with 80% of the units available to market rate renters and 20% to households earning less than 60% of the area median income. The project cost is \$27.5 million. New zoning will also extend this property into the existing Center City-Riverfront zoning. The applicant seeks approval of a Special PILOT proposed by the City of Rochester. A Public Hearing was held January 20, 2009 in the City of Rochester. After a brief discussion and on a motion made by L. Doyle and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by S. Moore and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

**Fairport Office Park****(Lease/Leaseback) (sales tax only)**

The company was represented by Scott Morrell. Fairport Office Park Associates proposes to build out 14,861 square feet of combined lab, production and engineering space in Fairport Office Centre for Videk, Inc (Videk). Videk provides vision and inspection solutions for print verification, intelligent document processing, quality assurance and print quality inspection. Videk was founded as an engineering division of Eastman Kodak in the early 1970's and later spun-off as an independent company. Videk underwent a multi-year search for suitable technology specific facilities before deciding to relocate in Perinton. The \$238,967 project will impact 19 existing employees and is projected to create 2 new FTE within three years. The applicant is seeking approval for a sales tax exemption only. After a brief discussion and on a motion made by A. Burr and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

**Webster Eye Care Associates****(Lease/Leaseback)**

The company was represented by Mike Gustin. Webster Eye Care Associates is an optometric practice located in the Village of Webster, which also manufactures glasses and optical related products. Webster Eye Care Associates is proposing to expand their existing manufacturing area by adding an 800 square foot addition to a 1,600 square foot finished basement and 1,250 square feet to their existing optometric service area. Webster Eye Care Associates currently utilizes a contract manufacturer from outside Monroe County to manufacture safety glasses. This expansion will allow Webster Eye Care Associates to consolidate all their manufacturing in Monroe County. The \$546,000 project will impact 5 existing employees and is projected to create 4 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the manufacturing use. The Jobs Plus job creation requirement is 1 FTE. Executive Director Seil noted that she was in receipt of letters of support for the project from the Town and Village of Webster and the Webster Central School District. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by L. Doyle and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by S. Moore, minutes for the meeting of January 20, 2009 were reviewed and adopted and approved. All Aye.

Executive Director Seil updated that board on the Nixon Peabody project that was approved at the January 20, 2009 meeting. She noted that she had been contacted by the applicant with regard to recent employment changes and realignment that would result in some job losses. She also read a letter from Carlos Carballada, Commissioner of Economic Development for the City of Rochester indicating that the City is still in full support of the project which will bring the Global Services Center for Nixon Peabody to the Rochester location and encouraging COMIDA to continue its support.

M. Townsend, Board Counsel, presented the following items for Agency Action:

**Miscellaneous:**

**Morgan Associates/Canal Ponds**

On a motion made by E. Caccamise and seconded by A. Burr, a resolution was adopted approving the transfer of 14 acres of land to North Forest Properties. All Aye.

**Global Hospitality of Greece LLC**

On a motion made by L. Doyle and seconded by E. Caccamise, a resolution was adopted for a provisional approval for up to \$100,000 of assistance to a \$14 million hotel project in the Town of Greece. All Aye.

Acting Chair Stuart thanked Judy Seil and her staff for their work on behalf of COMIDA. He also thanked the Board members for their service noting that they serve without remuneration or benefits.

There being no further business, the meeting was adjourned.