



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – May 15, 2012

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

Board Present: T. Mazzullo (Chair), E. Caccamise, C. Campbell,  
R. Gerbracht, S. Moore

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. S. Moore led the Pledge of Allegiance.

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

A report on the Requests for Verified Exemptions was presented by Brian LaFountain of The Bonadio Group. During the last month, The Bonadio Group has received three requests for exemption from the local labor requirements for the Hampton Inn project, under the criteria “no local labor available”. Mr. LaFountain reported that upon review, the Bonadio Group found the requests valid.

Mike Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of April 1, 2012 – April 30, 2012. During that time, 75 monthly visits and 1 follow up visit were conducted. Of the 460 workers that were identified, none were noncompliant on the initial visit. As of April 30, 2012 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project.

J. Seil presented the following applications for agency consideration:

### **Atlantic Funding Real Estate LLC (Lease/Leaseback with Jobs Plus)**

The company was represented by Al Spaziano. Atlantic Funding Real Estate LLC (AFR) is proposing to develop a new mixed use community project, Gateway Landing on the Canal, on 21 acres, in the Town of Gates. The \$24 million project will include 168 townhomes and apartments, community building, fitness center, underground parking and retail space. The applicant is seeking approval of the JobsPlus property tax abatement. The Town of Gates has provided a letter of support for this project. A Public Hearing was held in the Town of Gates on May 14, 2012. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. 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 R. Gerbracht and seconded by E. Caccamise, a final resolution was adopted approving subject project. All Aye.

**Pierpont Properties LLC**

**(Lease/Leaseback with Jobs Plus)**

The company was represented by Sherry Pierpont. Pierpont Properties LLC (Pierpont) is proposing to expand their current facility, occupied by a related entity, Banners Child Care. Pierpont has acquired the adjoining 2.5 acre parcel at 3520 Winton Place in the Town of Henrietta and will be adding a 10,760 square foot addition. The \$1.8 Million project is projected to add 9 FTEs to the existing 21 FTEs. The applicant is seeking approval of the JobsPlus property tax abatement. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. A Public Hearing was held in the Town of Henrietta on May 14, 2012. 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 R. Gerbracht and seconded by S. Moore, a final resolution was adopted approving subject project. All Aye.

**LB Partners of New York LLC**

**(Lease/Leaseback with Jobs Plus)**

The company was represented by Charlie Lissow. LB Partners of New York LLC (LBP) is proposing a new senior housing project, Parkside Landings, in the Town of Greece. The project will include 12 one-story duplex villas on approximately 7 acres. The 1,125 square foot units will be market rate rental units. The applicant is seeking approval of the JobsPlus property tax abatement. A Public Hearing was held in the Town of Greece on May 14, 2012. The Town of Greece has provided a letter of support for this project. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, a final resolution was adopted approving subject project. All Aye.

On motion made by C. Campbell and seconded by S. Moore, minutes for the meeting of April 17, 2012 were reviewed and adopted and approved. All Aye.

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

**Terminations:**

**-TPP Axxicon Components/Mikron Corp.**

**-ADT Security Services – 265 & 285 Thruway Park Drive**

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving the termination of the above named projects. All Aye.

**Miscellaneous:**

**-3750 Monroe Avenue Associates LLC**

On a motion made by R. Gerbracht and seconded by E. Caccamise, a resolution was adopted approving a \$400,000 increase in project costs to \$5.1 Million. All Aye.

**-Rochester Schools Modernization Project**

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted authorizing the issuance of approximately \$150 Million in School Facility Revenue Bonds for Phase I of the project and including repayments of costs advanced by the City of Rochester in the form of the bond resolution presented. All Aye.

There being no further business, on a motion made by S. Moore and seconded by R. Gerbracht the meeting was adjourned.