MINUTES – AGENCY MEETING – July 16, 2013

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

Board Present: T. Mazzullo (Chair), A. Burr, E. Caccamise, C. Campbell,
R. Gerbracht, J. Popli
Board Excused: 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. A. Burr led the Pledge of Allegiance.

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

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of June 1, 2013 – June 30, 2013. During that time, 91 site visits and 1 follow up visit were conducted. Of the 504workers that were identified, one was noncompliant on the initial visit. As of June 30, 2013 all monitored sites were compliant. Loewke & Brill delivered signs to 3 new projects.

J. Seil presented the following applications for agency consideration:

Xerox Corporation Lease/Leaseback with JobsPlus

The company was represented by Jack Farnan. Xerox Corporation needs to expand its global toner production capacity. The $60 Million toner manufacturing facility in the Town of Webster, a 2005 COMIDA project, is under consideration for this expansion, along with other off-shore alternatives. This $5 Million project would add 50,000 square feet of manufacturing space and impact 40 toner plant employees. Xerox would invest an additional $30 Million in manufacturing equipment. Xerox currently employs 5,987 FTEs in Monroe County. The project is projected to create 25 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 4 FTEs. A Public Hearing was held in the Town of Webster on July 15, 2013 and in the Village of Webster on July 15, 2013. Application was presented for informational purposes only pending additional public hearings to be held in the Town of Webster and the Village of Webster on July 22, 2013.

RR97, LLC Sales Tax Exemption Only

The company was represented by John Urlaub. RR97 LLC, is proposing to invest approximately $179,000 in renovations to its existing 35,000 square foot building in the City of Rochester. The facility is leased to a related entity, Rohrbach Brewing Company (RBC), a microbrewer of craft beer. The renovations will accommodate a new $177,500 canning line which will provide Rohrbach products for a wider geographic distribution area. The project will impact 12 FTEs and is projected to create 2 new FTEs over the next three years. The company has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. On a motion made by A. Burr and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

Better Power Inc. Sales Tax Exemption Only

The company was represented by Gary Wheat. Better Power Inc., (BPI) a wholesale distributor specializing in emergency standby generators and accessories, will be moving to a larger 10,000 square foot facility in the Town of Brighton and will be investing approximately $103,000 in renovations and equipment. BPI currently employs 8 FTEs and expects to create 1 new full-time position. BPI has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by C. Campbell and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

Canfield & Tack Inc. Sales Tax Exemption Only

The company was represented by Mike Guche. Canfield & Tack Inc.(C&T), founded in 1926, is a full service provider of commercial printing, digital printing, fulfillment and distribution services, located in a 45,000 square foot facility on Exchange Street in the City of Rochester. In November 2012, C&T purchased the assets of Dellas Graphics, a Syracuse printing and mail house firm, and will be moving the digital printing and mailing operation to Rochester. C&T will be leasing additional space at 105 McLoughlin Street and will invest approximately $76,500 in equipment including racking, forklifts, IT, phone and security systems. C&T currently employs 74 FTEs in Monroe County and expects to create 1 new full-time position. C&T has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by R. Gerbracht and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by R. Gerbracht, minutes for the meeting of June 18, 2013 were reviewed and adopted and approved. All Aye.

Chair Mazzullo noted that the board has appointed Jay Popli to the Governance Committee.

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

Terminations:

--760 Brooks Avenue

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

Miscellaneous:

-1612 Ridge Road LLC

On a motion made by J. Popli and seconded by A. Burr, a resolution was adopted approving transfer of the property to a new owner. All Aye.

There being no further business, the meeting was continued to July 25, 2013 at 11am in a location to be determined.

MINUTES – AGENCY MEETING – July 16, 2013
CONTINUED July 25, 2013

Time & Place: 11:00 A. M. Ebenezer Watts Conference Center,
49 S. Fitzhugh Street, Rochester, New York

Board Present: T. Mazzullo (Chair), A. Burr, E. Caccamise, C. Campbell,
S. Moore, J. Popli
Board Excused: R. Gerbracht

Also Present: J. Seil (Executive Director),E. Liberti, M. Townsend, Esq.

Chair Mazzullo reconvened the meeting of July 16, 2013.

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

J. Seil presented the following applications for agency consideration:

Xerox Corporation Lease/Leaseback with JobsPlus

The company was represented by Bill McKee. Xerox Corporation needs to expand its global toner production capacity. The $60 Million toner manufacturing facility in the Town of Webster, a 2005 COMIDA project, is under consideration for this expansion, along with other off-shore alternatives. This $5 Million project would add 50,000 square feet of manufacturing space and impact 40 toner plant employees. Xerox would invest an additional $30 Million in manufacturing equipment. Xerox currently employs 5,987 FTEs in Monroe County. The project is projected to create 25 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 4 FTEs. Executive Director Seil recapped the Public Hearings held in the Town of Webster on July 22, 2013 and July 22, 2013 and in the Village of Webster. She noted that Town of Webster Supervisor Nesbitt and Village of Webster Mayor Cahill made comments in opposition to the application. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by C. Campbell and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

South Pointe Landing LLC Lease/Leaseback with LeasePlus

South Pointe Landing LLC, (SPL) part of the Gallina real estate development group, was approved in 2008 for a 30,000 square foot, two-story, multi-tenant medical office building on 4.2 acres in the Town of Greece. The initial tenant was the University of Rochester Sports Medicine Clinic. SPL is now seeking approval of additional tenants – U of R Urology, U of R Blood Lab and Dalzell's Hearing Center. Additionally SPL has completed the build out of additional space to accommodate the University of Rochester Primary Care practice. The $687,720 project impacted 6 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus program on the incremental leased space. The job creation requirement is 1 FTE. Mortgage tax exemption was approved June 18, 2013. After a brief discussion and on a motion made by C. Campbell and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

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