



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – August 16, 2016

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

Board Present: A. Burr(Chair), P. Buckley, G. Collins, D. Kuntz, A. Meleo, J. Popli, M. Worboys-Turner

Board Excused: None

Also Present: D. Drawe (Monroe County Legislature), R. Baranello Endress, Esq. M. Townsend, Esq.

Chair Burr called the meeting to order. P. Buckley led the Pledge of Allegiance.

Chair Burr 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. Two requests for the Morgan U. Ave and High Falls Operating Co, LLC (North American Breweries, Inc. projects, under the criteria “significant cost differential”. One request for the Sibley Mixed Use, LLC project under the criteria “specialized construction”. Mr. LaFountain reported that upon review, the Bonadio Group found the requests valid.

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of July 1, 2016 – July 31, 2016. During that time, 61 monthly and 1 follow up visits were conducted. Of the 416 workers that were identified, 3 were noncompliant on the initial visit. As of July 31, 2016 all monitored sites were compliant. Loewke & Brill delivered no signs to new projects.

Rachel Baranello Endress, Esq. presented the following applications for agency consideration:

### **Casey Properties, LLC**

### **Lease/Leaseback with Abatement**

The company was represented by Pat Bernunzio. Casey Properties, LLC (Casey), a real estate holding company, is proposing a 15,600 square foot expansion of the production facility in the Village of East Rochester. Leo’s Elite Bakery, LLC (Leo’s) manufactures and wholesales cakes, cookies, breads and pastries. Additionally, through a subsidiary Leo’s is an importer and distributor of specialty food. Leo’s distributes to regional restaurants, country clubs, colleges, retailers and operates an on-site retail outlet. The \$1.2 million project will impact 50 FTEs and is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement. Leo’s is seeking approval of sales tax exemptions on the purchase of furniture and fixtures. The Benefit/Incentive ratio is 41.8:1. A Public Hearing was held in the Village of East Rochester on August 15, 2016. 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 M. Worboys-Turner and seconded by D. Kuntz, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by D. Kuntz and seconded by M. Worboys-Turner, an inducement and final resolution was adopted approving subject project. All Aye.

The company was represented by Christopher Mannelli. Geva Theatre Center, Inc. (Geva) is renovating their 49,457 square foot building in the City of Rochester. Founded in 1972, Geva, a non-profit professional theater, provides theatrical and educational programming to the region. The current phase of the \$8.5 million project includes improvements to the theatre spaces, seat refurbishment, wheelchair accessible seating in the balcony, the addition of conference and meeting spaces. In order to make the project financially viable for the non-profit Geva, a portion of the equity will be raised through the sale of historic state and federal tax credits. This necessitates the creation of a for-profit entity, Geva Landlord, LLC which will own the property. The project will impact 55 FTEs and is projected to create 7.5 new FTEs over the next three years. The applicant is seeking to use COMIDA as a conduit for the historic tax credits. The job creation requirement is 6 FTE. A Public Hearing was held in the City of Rochester on August 16, 2016. 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 G. Collins and seconded by J. Popli, an inducement and final resolution was adopted approving subject project. All Aye.

**Bio-Obtronics, Inc.****Sales Tax Exemption**

The company was represented by Leah Kuehn. Bio-Optronics, Inc. (Bio-Optronics) a developer of healthcare software, is proposing the purchase of a server, network switches and a business phone system. The \$123,300 project will impact 46 FTEs and is projected to create 2 new FTEs over the next three years. Bio-Optronics has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 7.5 : 1. On a motion made by J. Popli and seconded by P. Buckley, an inducement and final resolution was adopted approving subject project. All Aye.

**Stonebrook Development, LLC****Lease/Leaseback with Abatement**

The company was not represented. Stonebrook Development LLC, (Stonebrook) a local real estate development company, is proposing to construct 26 townhome and cottage units on 11.8 acres, for independent senior housing in the Town of Perinton. This project is phase three of a collaboration with Fairport Baptist Homes (FBH) to provide a continuum of care for seniors. FBH will provide their Senior Options for Independence services (SOFI) as well as optional meals, housekeeping, laundry and transportation services. The \$4 million project is projected to create 2.5 new FTEs over the next three years. FBH will create an additional 4 FTEs. The applicant is seeking approval of property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1.2 : 1. A Public Hearing was held in the Town of Perinton on August 15, 2016. 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 J. Popli and seconded by G. Collins, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Meleo and seconded by D. Kuntz, an inducement resolution was adopted approving subject project. All Aye.

On motion made by J. Popli and seconded by P. Buckley, minutes for the meeting of July 19, 2016 and special meeting of July 27, 2016 were reviewed, adopted and approved. All Aye.

On motion made by G. Collins and seconded by J. Popli a resolution was adopted approving the w Committee Members as follows: Audit - Ann Burr – Chair, Peter Buckley, Gary Collins, Anthony Meleo, and Mary Worboys-Turner; Finance - Peter Buckley – Chair, Ann Burr – Vice Chair, Anthony Meleo, Jay Popli and Mary Worboys-Turner; Governance - Jay Popli – Chair, Gary Collins, Anthony Meleo and Mary Worboys-Turner; PILOT Review Committee - Ann Burr – Chair, Peter Buckley, Gary Collins, Dan Kuntz and Jay Popli. All Aye.

On motion of J. Popli and seconded by P. Buckley, appointment of Donald L. Crumb, Jr. and Lydia L. Birr as Public Hearing Officers was approved. All Aye.

R. Baranello Endress, Board Counsel, presented the following items for Agency Action:

**Miscellaneous:**

- **Five Star Bank**

On a motion made by P. Buckley and seconded by G. Collins, a resolution was adopted correcting sales tax exemption amount: approved \$302,880 actual \$366,240. All Aye.

- **Woodspring Suites Rochester, NY Northwest LLC**

On a motion made by J. Popli and seconded by M. Worboys-Turner, a resolution was adopted approving a \$499,264 increase in project costs to \$8,595,874. All Aye.

**Schreiber Family Properties, LLC – Tabled**

The Board entered into Executive Session to discuss personnel matters.

On a motion made by J. Popli and seconded by G. Collins, the Board unanimously, to approve the budget proposals from Donald L. Crumb, Jr. concerning additional staff hirings, increasing the budget in an amount of \$210,395 wages and benefits.

There being no further business, on a motion made by M. Worboys-Turner and seconded by J. Popli, the meeting was adjourned.