



**DRAFT**

**MINUTES – AGENCY MEETING – August 15, 2017**

Time & Place: 12:00 Noon, Greece Town Hall  
1 Vince Tofany Blvd, Rochester, NY

Board Present: A. Burr (Chair), P. Buckley, A. Meleo, , J. Popli,

Board Excused: G. Collins, T. Milne, M. Worboys-Turner

Also Present: J. Adair (Executive Director), Russell Gaenzle, Esq., Harris Beach

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

On motion made by J. Popli and seconded by A. Meleo, minutes for the June 20, 2017 were reviewed, adopted, and approved. All Aye.

J. Adair reported on the following Verified Exemption:

The Woodlands at Stonebrook, LLC – one exemption related to the application of the gypcrete flooring product.

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of July 1, 2017 – July 31, 2017. During that time, 72 monthly and 11 follow up visits were conducted. Of the 427 workers that were identified, 26 were non-compliant on the initial visit. As of July 31, 2017 all monitored sites were compliant. Loewke & Brill delivered four new signs to the following locations: Morgan Charlotte Street, LLC; Simonetti Properties and Management, LLC; Quality Vision International, Inc.; and Morgan Rivers Run.

Jeffrey Adair, Executive Director presented the following applications for agency consideration:

**John Street Realty LLC**

**Lease/Leasback with Abatement**

John Street Realty LLC, a developer, is proposing to construct a 100,000 square foot, state of the art manufacturing facility on 16.8 acres at 1180 John Street in the Town of Henrietta. The facility will be leased to IDEX Health & Science LLC (IDEX), a photonics manufacturer, providing life science and medical devices, semi-conductors, industrial automation and machine vision. IDEX will consolidate two existing locations in Monroe County and relocate their California operations to the new facility. IDEX also has facilities in New Mexico, Colorado and Connecticut, and considered relocating their Monroe County operations to California. The project will impact 170 FTEs and is projected to create 34 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The job creation requirement is 17 FTEs. IDEX is seeking approval of sales tax exemptions on furniture, fixtures and wiring. The Benefit/Incentive ratio is 3.6:1.

This project was represented by Alex Bertoldo from IDEX.

A Public Hearing was held on August 15, 2017 at the Henrietta Town Hall. SEQR has been reviewed and the process is complete. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by P. Buckley and seconded by J. Popli to approve the SEQR for this project.  
All Aye

A motion was made by A. Meleo and seconded by J. Popli to approve sales and mortgage tax exemptions, and real property abatement.  
All Aye.

**Tech Park Owner LLC** **Sales Tax Exemption**

Tech Park Owner, LLC (TPO) owner of the Rochester Tech Park (RTP), and Kodak Alaris Inc. (KA), a technology company, propose to renovate and equip 252,000 square feet of space located in 2 buildings at RTP. KA proposes consolidation of Monroe County manufacturing, laboratory and administrative operations at RTP. The Company is focused on the delivery of images through digital and print software, film and photographic paper for businesses and consumers. KA considered moving their Monroe County operations to either Massachusetts or Colorado. The Company estimates annual purchases of \$30 million from New York State vendors. This \$10 million project will retain 488 FTEs and is projected to create 28 new FTEs over the next three years. The applicants are seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 3.9:1.

The company was represented by Don Lofstram from Kodak Alaris.

A Public Hearing was held on August 14, 2017 at the Gates Town Hall.

Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. SEQR has been determined to be a Type II Action.

A motion was made by P. Buckley and seconded by A. Meleo, for an inducement and final resolution approving sales tax exemptions.  
All Aye.

J. Adair, Executive Director, did not present any Agency Actions.

J. Adair, Executive Director, presented the following Discussion Item:

**Website Development and Management Contract**

Representatives from 29 Design Studio were present for questions from the Board regarding the Imagine Monroe website.

A motion was made by A. Meleo and seconded by J. Popli authorize the Executive Director to enter into an agreement with 29 Design studio for the design and 3 months of maintenance of the Imagine Monroe Website . Amount not to exceed \$18,650 dollars.

All Aye.

Chair Burr did not present any Discussion Items.

There were no public comments.

There being no further business, on a motion made by J. Popli, seconded by A. Meleo, the meeting was adjourned.