

MINUTES – AGENCY MEETING – August 18, 2015

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,
J. Popli,

Board Excused: M. Siwiec, M. Worboys-Turner

Also Present: P. Johnson (Acting Executive Director), R. Yolevich (Monroe County Legislature),
E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. C. Campbell led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Joanne Sasse offered comments regarding the flag and the Pledge of Allegiance, projects requesting assistance, benefit/incentive ratios and campaign contributions. There being no further 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 one request for exemption from the local labor requirements for the Legacy at Maiden Park project, under the criteria “significant cost differential”. Mr. LaFountain reported that upon review, the Bonadio Group found the request valid.

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of July 1, 2015 – July 31, 2015. During that time, 64 monthly and 5 follow up visits were conducted. Of the 443 workers that were identified, nine were noncompliant on the initial visit. As of July 31, 2015 all monitored sites were compliant. Loewke & Brill delivered signs to 3 new projects. Upon inquiry by R. Yolevich, Mr. Loewke indicated that non-compliant projects will be detailed in the monthly report going forward.

P. Johnson presented the following applications for agency consideration:

C&P Equities LLC

Sales & Mortgage Tax Exemptions Only

The company was represented by Peter Pape. C&P Equities LLC, a local real estate development company, is proposing a renovation of the former Monroe Litho buildings in the City of Rochester. Phase I includes the renovation of the 43,000 square foot building to create a 30,000 square foot self-storage facility which will be leased to a related entity, Gibbs Street Self Storage. The 13,000 square foot second floor will be renovated for multi-tenant office space. The \$750,000 project is projected to create 1 new FTE over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 1.5:1. 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 C. Campbell, an inducement resolution was adopted approving subject project. All Aye.

EPP Team Inc. dba Empire Precision Plastics**Sales Tax Exemptions Only**

The company was represented by Neal Elli. EPP Team Inc. dba Empire Precision Plastics (EPP), founded in 1992, is a precision injection mold company offering new product development, prototyping, mold construction, injection molding and component assembly. EPP is undertaking a significant project which will include \$4.2 Million in new equipment and renovations to their existing leased facility in the City of Rochester in order to create cleaner, more efficient and cost effective space. The project will impact 67 FTEs and is projected to create 29 new FTEs over the next five years. For this initial project phase of \$630,090, EPP will be purchasing manufacturing equipment of \$317,645 and is seeking approval of sales tax exemptions on \$312,445 in renovations, equipment, furniture and fixtures. The Benefit/Incentive ratio is 60:1. The project has been approved for assistance from the City of Rochester and Empire State Development. 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 E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Love Beets Production LLC**Lease/Leaseback/Enhanced JobsPlus – Up to \$100,000**

The company was represented by Dave Stokolosa. Love Beets Production LLC (Love Beets), a joint venture of LiDestri Foods and UK based G's Fresh Ltd., are proposing to establish a 98,500 square foot specialty beet processing facility in the Town of Greece. The facility will process, package and distribute fresh, marinated and organic beets and beet products, with beets supplied predominately from Western New York State. The project includes the purchase of equipment for climate controlled storage, washing, cooking, peeling, processing and packaging lines. The \$18,050,000 project is projected to create 89 new FTEs over the next three years. The applicant is seeking approval of the Enhanced JobsPlus property tax abatement. The job creation requirement is 1 FTE. The project has been approved for assistance by Empire State Development. The Benefit/Incentive ratio is 7.5:1. 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 A. Burr and seconded by C. Campbell, an inducement resolution was adopted approving subject project up to \$100,000 in benefits pending a Public Hearing. All Aye.

Whirlwind Properties LLC**Lease/Leaseback with JobsPlus****Whirlwind Music Distributors Inc.**

The company was represented by Joe Barnes. Whirlwind Properties LLC, a real estate holding company, is proposing a 13,375 square foot expansion of an existing 46,196 square foot light industrial building in the Town of Greece. The property is leased to a related entity, Whirlwind Music Distributors Inc. Founded in 1975, Whirlwind manufactures audio and video equipment for clients including NASA, ESPN, Disney and musical acts including the Dave Matthews Band and the Red Hot Chili Peppers. The \$590,000 project will provide additional space for raw materials and expanded, more efficient production. The project will impact 113 FTEs and is projected to create 11 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 11 FTEs. Whirlwind Music is seeking approval of sales tax exemptions on equipment, furniture & fixtures. The Benefit/Incentive ratio is 12.2:1. 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 C. Campbell and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by C. Campbell and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

On motion made by J. Popli and seconded by E. Caccamise, minutes for the meeting of July 21, 2015 were reviewed and adopted and approved. All Aye.

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

- RCC Webster LLC

On a motion made by J. Popli and seconded by E. Caccamise, a resolution was adopted approving Assignment & Assumption of PILOT Agreement - new real property owner: 979 Jackson RD NY LLC. All Aye.

- Midtown Tower LLC

On a motion made by E. Caccamise and seconded by J. Popli, a resolution was adopted approving a refinancing mortgage tax exemption. Incremental benefit \$160,000. All Aye.

- Billitier Electric

On a motion made by C. Campbell and seconded by J. Popli, a resolution was adopted approving an \$115,000 increase in project costs. All Aye.

- Rochester Riverfront

On a motion made by C. Campbell and seconded by A. Burr, a resolution was adopted approving a refinancing on non-recourse basis. No incremental benefits. All Aye.

- I-Square

On a motion made by E. Caccamise and seconded by J. Popli, a resolution was adopted approving an amendment to Agreements regarding partial release of property. All Aye.

- Metro Falls Development

On a motion made by E. Caccamise and seconded by J. Popli, a resolution was adopted approving a mortgage tax exemption on final financing. Incremental benefit of \$5,950. . All Aye.

- Capron Street

On a motion made by J. Popli and seconded by C. Campbell, a resolution was adopted approving Termination of 1st floor, unit 302 and unit 405. All Aye.

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