

MINUTES – AGENCY MEETING – September 15, 2015

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,
J. Popli, M. Siwec,

Board Excused: A. Burr, 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 telephone calls and letters received from the Board Chair and Counsel, Monroe County Industrial Development Corporation programs and Benefit/Incentive ratios. There being no further speakers, the Public Forum was closed. Chair Mazzullo stated for the record that she has made no phone calls to Ms. Sasse, noting that she did send a letter to Ms. Sasse reiterating the Public Comment Period Rules of Procedure which include forfeiture of speaking privileges for those that engage in inappropriate conduct which includes personal, impertinent or slanderous attacks on applicants and/or individuals.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of August 1, 2015 – August 31, 2015. During that time, 68 monthly and 3 follow up visits were conducted. Of the 411 workers that were identified, twelve were noncompliant on the initial visit. As of August 31, 2015 all monitored sites were compliant. Loewke & Brill delivered signs to 3 new projects.

P. Johnson presented the following applications for agency consideration:

RCD Properties/Trinity Research Corp.

Lease/Leaseback with JobsPlus

The company was represented by Chris DiChario Moynes and Greg Lewis. RCD Properties LLC, a local real estate development firm, is proposing the construction of a 33,000 square foot multi-tenant building in the Town of Chili. In addition to RCD as a tenant, Trinity Research Corp. will occupy 30% of the space. Trinity is a new business focused on creating algorithms for educational platforms based on genetic and DNA screening. The \$4,575,000 project is projected to create 26 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. Trinity is seeking approval of sales tax exemptions on furniture, fixtures and equipment purchases. The Benefit/Incentive ratio is 6.6:1. A Public Hearing was held in the Town of Chili on September 14, 2015. 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 M. Siwec, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

Frontier Abstract and Research Services Inc.**- Sales Tax Exemptions Only**

The company was represented by Brian O'Sullivan. Frontier Abstract and Research Services Inc., (Frontier) produces title searches and title insurance policies for customers throughout New York State. Frontier is headquartered in Rochester, with branch offices in Buffalo, Syracuse and the Capital Region. Frontier will be relocating to 8700 square feet in the Knowlton building in the City of Rochester. The new space will provide a more efficient space and room for continued growth. Frontier currently employs 40 FTEs and expects to create 3 new full-time positions. Frontier has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for sales tax exemptions on \$174,000 in equipment purchases. The Benefit/Incentive ratio is 8.1:1. 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.

Quality Vision International Inc.**- Lease/Leaseback with JobsPlus-Up to \$100,000**

The company was represented by Tom Illes. Quality Vision International (QVI) designs and manufactures optical and multisensor coordinate measuring machines used by manufacturers to measure and inspect their products for quality and process control. Founded in Rochester in 1945, QVI is headquartered on a 5.5 acre campus in the City of Rochester. QVI is proposing to add 4,500 sq. ft. to the existing 6,000 sq. ft. Optical Gaging Division Customer Center. The \$1,667,142 project will provide additional space for a temperature and humidity controlled demonstration room and storage/packing and loading area. QVI currently employs 294 FTEs. The Optical Gaging Division currently employs 17 and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 2 FTEs. The Benefit/Incentive ratio is 4.2:1. 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 M. Siwec, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by J. Popli, an inducement resolution was adopted approving subject project up to \$100,000. All Aye.

Petroleum Services Inc.**- Sales Tax Exemptions Only**

The company was represented by Mary Merrick. Petroleum Services Inc. (PSI), founded over 60 years ago, installs, services and repairs gas pumps at service stations throughout the Rochester, Buffalo and Syracuse markets. PSI is proposing to acquire a new excavator and commercial truck to meet demand for its services. PSI currently employs 6 FTEs and expects to create 1 new full-time position. PSI has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 2.9:1. 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.

LiDestri Foods Inc.**- Sales Tax Exemptions Only**

The company was represented by Dave Stoklosa. LiDestri Foods Inc. (LFI), headquartered in Fairport NY, is a private label and contract manufacturer of food products, primarily sauces, dips, salsas and spirits, with manufacturing facilities in Monroe County, Pennsylvania, New Jersey and California. LFI is proposing the retrofitting of 25,000 square feet of existing factory space in the Town of Greece. The renovation will create space for a new High Pressure Processing technology for processing fresh foods and beverages. The \$2,050,000 project is projected to create 29 new FTEs over the next three years. LiDestri has been approved for assistance from Empire State Development for the acquisition of \$2,800,000 in equipment for this project. The Benefit/Incentive ratio is 19.7:1. After a brief discussion and on a motion made by e. Caccamise and seconded by M. Siwec, an inducement resolution was adopted approving \$100,000 in sales tax exemptions for subject project. All Aye.

Columbia Care NY LLC**- Sales Tax Exemptions Only**

The company was represented by Jack Wade. Columbia Care NY LLC (CCNY) is one of only five licenses granted by the New York State Department of Health for the manufacture and dispensing of medical marijuana under New York State's Compassionate Care Act. The act allows patients who suffer from designated serious conditions to be certified by their physicians to receive marijuana for medical use. CCNY is owned by Columbia Care LLC which currently owns and operates manufacturing and dispensing facilities in DC, Arizona, Massachusetts and Illinois. In Phase 1 of this project, CCNY is proposing the renovation and equipping of existing space to create a new, highly secure medical marijuana cultivation facility and dispensary in the Eastman Business Park in the City of Rochester.

CCNY currently employs 2 FTEs and expects to create 6 new full-time positions in this initial phase. CCNY has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 47.4:1. 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 M. Siwiec and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

Riverview Equity I, LLC **Lease/Leaseback with custom Shelter Rent PILOT**

The company was represented by David Huck. Riverview Equity I, LLC, a real estate development company, is proposing the construction of an additional 104 bed student housing facility in the existing Riverview complex in the City of Rochester. The building will be leased to the University of Rochester to address the demand for off-campus housing. The project will impact 4 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of a custom Shelter Rent property tax abatement which has been approved by the City of Rochester. Acting Executive Director Johnson read the letter of support from the City of Rochester which noted their support of the PILOT agreement and their encouragement by this investment and the economic impact on the community. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 0.4:1. A Public Hearing was held in the City of Rochester on September 15, 2015. 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 M. Siwiec, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by M. Siwiec and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

On motion made by E. Caccamise and seconded by J. Popli minutes for the meeting of August 18, 2015 were reviewed and adopted and approved. All Aye.

Acting Executive Director Johnson noted that the pipeline of projects remains robust and that the 2016 budgeting process is underway, with a draft budget to be presented to the Finance Committee on October 6, 2015, and presentation to the full board at the October 20, 2015 meeting.

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

-Love Beets Production LLC

On a motion made by E. Caccamise and seconded by C. Campbell, a resolution was adopted approving a modification to allocate incentives to real estate entity, 1150 Lee Road, LLC (no incremental benefits) and final approval. Original approval August 18, 2015. Public Hearing held September 14, 2015. All Aye.

-DHD Ventures of New York LLC/Elm Street Ventures LLC

On a motion made by J. Popli and seconded by M. Siwiec, a resolution was adopted approving a mortgage tax exemption on increase in project costs of \$1,179,692 to \$11,307,577. Incremental benefit \$11,796.92. Original approval January 27, 2015. C. Campbell abstained. All others Aye.

-South Pointe Landing, LLC/Unity Hospital

On a motion made by J. Popli and seconded by C. Campbell, a resolution was adopted approving a mortgage tax exemption on permanent financing of \$5,250,000. Incremental Benefit of \$52,500. Original approval September 16, 2014. All Aye.

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