

**MINUTES – AGENCY MEETING – September 16, 2014**

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, M. Siwec, M. Worboys-Turner

Board Excused: None

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order and asked for a moment of silence to honor RPD Officer Pierson, Jane Glazer and Larry Glazer. A. Burr led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Joanne Sasse offered comments regarding Monroe County golf course management contracts, board member party affiliations and COMIDA beneficiaries. There being no further speakers, the Public Forum was closed.

Laura Perry of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of August 1, 2014 and August 31, 2014. During that time, 62 monthly and 4 follow up visits were conducted. Of the 622 workers that were identified, six were noncompliant on the initial visit. As of August 31, 2014 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project.

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 Koziar Henrietta project, under the criteria “warranty”. Mr. LaFountain reported that upon review, the Bonadio Group found the request valid.

Chair Mazzullo reminded the Board that Conflicts of Interest should be disclosed after the Project is introduced and before a vote is considered.

J. Seil presented the following applications for agency consideration:

<b><u>Seneca Building of Monroe County LLC</u></b>	<b><u>Lease/Leaseback with custom abatement</u></b>
<b><u>The Gannett Co.</u></b>	<b><u>Sales Tax Exemptions</u></b>

The company was represented by Peter Cornell (Pike) and Michael Kane (Gannett). Seneca Building of Monroe County LLC, a Pike Development Company entity, is proposing the construction of 63,000 square feet office space addition to the existing Seneca building at Midtown Plaza in the City of Rochester. The \$13,762,239 addition will be leased to The Gannett Company Inc. which will occupy two of the three floors (40,000 square feet), with a 15 year lease. The remaining floor, which will be shared with the existing building occupied by Windstream, will be available for future development. The project, totaling \$15,974,305 will impact 189 FTEs and is projected to create 17 new FTEs over the next three years. Gannett is seeking approval of sales tax exemptions on \$2,212,066 construction, furniture and equipment. J. Seil read a letter from Del Smith of the City of Rochester which asked COMIDA to provide a custom abatement for this project. The Benefit/Incentive ratio is 5.3:1. A Public Hearing

was held in the City of Rochester on September 16, 2014. Upon inquiry by the Chair, the applicant representatives 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 E. Caccamise, 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**

The company was represented by Kurt Sertl. In 2011, COMIDA incentives were approved for South Pointe Landing, LLC (SPL) to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility is leased to The Unity Hospital of Rochester (UHR) which provides OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. SPL is now proposing an 11,100 square foot expansion of the facility which will allow UHR to better serve the community. The \$1,998,623 project will impact 28 FTEs and is projected to create 11 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3:1. A Public Hearing was held in the Town of Sweden on September 15, 2014. 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, an inducement resolution was adopted approving subject project. All Aye.

**739 S. Clinton LLC**

**Lease/Leaseback with JobsPlus**

739 S. Clinton LLC, a Buckingham real estate entity, is proposing a mixed use redevelopment of the long vacant former Ward Supply building in the City of Rochester. The redevelopment of this 37,000 square foot building will provide a mix of 30 studio and one-bedroom loft-style apartment units along with 14,000 square feet of commercial space which will include a restaurant. The City of Rochester is supportive of the project due to its economic impact on the neighborhood and the allocation of 10% of the residential units for low-moderate income tenants. The \$5,181,601 project is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The restaurant tenant is seeking approval of sales tax exemptions on the build out, furniture, fixtures and equipment. The Benefit/Incentive ratio is 2.1:1. J. Seil noted that assistance for retail projects is allowed for projects located within the City of Rochester which is a distressed area. A Public Hearing was held in the City of Rochester on September 16, 2014. After a brief discussion and on a motion made by A. Burr and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

**RES Exhibit Services LLC**

**Sales Tax Exemption Only**

The company was represented by Sarah Fantauzzi and Charles Romano. RES Exhibit Services LLC (RES) designs and builds exhibit solutions for clients around the world. RES, located in the City of Rochester, is proposing a \$ 193,375 project to upgrade its data center infrastructure to more efficiently meet current and future needs. RES currently employs 75.5 FTEs and expects to create 2 new full-time positions. RES 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 4.8:1. After a brief discussion and on a motion made by J. Popli and seconded by M. Worboys-Turner, an inducement resolution was adopted approving subject project. All Aye.

**Zweigle's Inc.**

**Lease/Leaseback with JobsPlus**

The company was represented by Julie Steron. Zweigle's Inc., founded in 1880, is a manufacturer of hot dogs, sausage and deli products. Zweigle's is proposing a 4,300 square foot expansion of its existing plant in the City of Rochester. The expansion will accommodate a new production line to expand their product offerings. The \$1,384,500 project, which includes manufacturing equipment of \$750,000, will impact 45 FTEs and is projected to create 5 new FTEs over the next five years. The City of Rochester is supportive of the project. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 5 FTEs. The Benefit/Incentive ratio is 8.3:1. 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. Worboys-Turner, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by J. Popli and seconded by M. Worboys-Turner, an inducement resolution was adopted approving subject project. All Aye.

On motion made by M. Worboys-Turner and seconded by J. Popli, minutes for the meeting of August 19, 2014 were reviewed and adopted and approved. All Aye.

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

**Miscellaneous:**

**--Rivers Run LLC**

On a motion made by C. Campbell and seconded by M. Siwiec, a resolution was adopted approving transfer to and assumption of PILOT by Morgan Rivers Run LLC. All Aye.

**--Unither U.S. Corp.**

Following a Public Hearing held September 8, 2014 in the Town of Henrietta, and on a motion made by J. Popli and seconded by A. Burr, a final resolution was adopted approving the above named project. All Aye.

**Termination:**

**--Bazil's**

On a motion made by J. Popli and seconded by M. Worboys-Turner, a resolution was adopted approving termination of the above project. All Aye.

M. Townsend noted that QP LLC was on the agenda to be terminated due to delinquent PILOT payments. Those payments were made in full prior to the meeting and the project was not terminated.

Chair Mazzullo noted that the Board was entering Executive Session.

The Board exited Executive Session. There being no further business, on a motion made by J. Popli and seconded by C. Campbell, the meeting was adjourned.