



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

DRAFT
MINUTES – AGENCY MEETING – October 18, 2016

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

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

Board Excused: G. Collins, D. Kuntz

Also Present: Jeffrey Adair (Executive Director), R. Baranello Endress, Esq., E. Liberti

Chair Burr called the meeting to order. Jay Popli led the Pledge of Allegiance.

Chair Burr opened the Public Forum. Joanne Sasse offered comments regarding the new director, the board, and legal discussion regarding projects to be presented to the board today. 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 two requests for exemption from the local labor requirements. One request for the Terminal Building Roc, LLC project under the criteria “specialized construction and installation”. One request for the High Falls Operating Co., LLC project under the criteria “specialized construction and installation”. 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 September 1, 2016 –September 30, 2016. During that time, 97 monthly and 5 follow up visits were conducted. Of the 893 workers that were identified, 17 were noncompliant on the initial visit. As of September 30, 2016 all monitored sites were compliant. Loewke & Brill delivered 4 signs to new projects.

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

Roxbury Dome Partners LLC

Lease/Leaseback with JobsPlus

The company was represented by Frank Imburgia. Roxbury Dome Partners LLC (Dome), a real estate developer, is proposing to purchase, renovate and expand the dome arena located on 23 acres in the Town of Henrietta. In addition to serving as a venue for sports, entertainment and trade shows, the facility serves as an emergency shelter and an emergency management location for natural disasters. The existing 100,000 square foot building will be renovated, a 10,000 square foot addition constructed as well as purchasing new equipment and fixtures for the facility. The project will impact 2 FTEs and is projected to create 8 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The Roc LLC, which will operate the venue is seeking sales tax exemption on the purchase of equipment and furnishings in the amount of \$800,000. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1:4:1. A Public Hearing was held in the Town of Henrietta on October 17, 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 P. Buckley, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by P. Buckley and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

Based on the advise of counsel, the inducement resolution motion was later resubmitted to include the sales tax exemption, mortgage recording tax exemption and PILOT. A motion was made by P. Buckley and seconded by A. Meleo. All Aye.

The company was represented by Betty Brugg, Esq. of Woods, Oviatt. 600 East Ave LLC (600EA) is proposing the construction of a 25,500 square foot mixed use building at the corner of East Ave. and Goodman St. in the City of Rochester. 600 EA has demolished the existing building and abated asbestos. The project will include 8,500 square feet of Class A office space, 3,000 square feet of common area to include a conference room and kitchen for the use of commercial tenants, as well as 14,000 square feet of luxury apartments (4 one bedroom and 8 two bedroom units). The project is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. Genesee Valley Trust Company will lease 4,500 square feet of office space and is seeking approval of sales tax exemptions on \$135,000 for the purchase of furniture and fixtures. The Benefit/Incentive ratio is 2.6:1. A Public Hearing was held in the City of Rochester on October 18, 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 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 A. Meleo, an inducement resolution was adopted approving subject project. All Aye.

Based on the advise of counsel, the inducement resolution motion was later resubmitted to include the sales tax exemption, mortgage recording tax exemption and PILOT. A motion was made by J. Popli and seconded by P. Buckley. All Aye.

P. Buckley, Chair of the Finance Committee, reported on the committee meeting of October 12, 2016. P. Buckley reviewed year-to-date versus budget performance and the proposed 2017 Budget. 2016 Fee Income is projected to be higher than budgeted, the higher amount is based on increased revenue for several large projects. A question regarding Fee Income was discussed and it was decided that based on conservative budgeting the fee income will remain flat for 2017. The total budget for 2017 has a less than 1% variance. Professional fees increased due to additional legal work for eBaums & Bersin. The board authorizes submission to the Public Authority Office. On a motion made by P. Buckley and seconded by A. Meleo, a resolution was adopted approving the 2017 Budget as presented. All Aye.

Jeffrey Adair, Executive Director, presented the following items for Agency Action:

Miscellaneous:

275 Kenneth Drive, LLC (5 Linx Project)

On a motion made by M. Worboys-Turner and seconded by A. Meleo, a resolution was adopted approving Heritage Christian Services as a new tenant which will occupy 30,609 square feet (approximately 60%), project was originally approved January 2007. All Aye.

Rochester True North Lodging, LLC (Hampton Inn & Suites, Henrietta, NY)

On a motion made by A. Meleo and seconded by J. Popli, a resolution was adopted approving mortgage recording tax exemption in the amount of \$99,960, based on the refinancing of maturing mortgage balance of \$9,996,000 originally approved October 2011. All Aye.

155 East Main St., LLC (Hilton Garden Inn)

On a motion made by P. Buckley and seconded by J. Popli, a resolution was adopted approving an increase in mortgage recording tax exemption in the amount of \$40,000, based on the increase in mortgage of \$4,000,000 due to unanticipated cost overruns relating to the historic nature of the building originally approved July 2012. All Aye.

There being no further business, the meeting was adjourned by Ann Burr.