

**MINUTES – AGENCY MEETING – November 15, 2011**

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

Board Present: T. Mazzullo (Chair), E. Caccamise, R. Gerbracht  
R. Hurlbut, S. Moore, H. Stuart

Also Present: J. Seil (Executive Director), A. Daniele (Monroe County Legislature),  
E. Liberti, M. Patel, Esq.

Chair Mazzullo called the meeting to order. R. Hurlbut and H. Stuart led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. There being no speakers, the Public Forum was closed.

Yvonne Lowerre of Loewke & Brill Consulting presented the Monitoring Report for the period of October 1, 2011 – October 31, 2011. During that time, 53 monthly visits were conducted. Of the 763 workers that were identified, none were noncompliant on the initial visit. As of October 31, 2011 all monitored sites were compliant. Loewke & Brill delivered signs to 2 new projects.

J. Seil presented the following applications for agency consideration:

**747 South Clinton LLC/Highland Hospital Family Medicine (Lease/Leaseback with LeasePlus)**

The company was represented by Ralph DiTucci. 747 South Clinton LLC proposes to acquire a long vacant commercial building located in the City of Rochester and to renovate and equip it to house Highland Hospital Family Medicine /Cornhill Internal Medicine programs. The \$1,550,000 project will include demolition of approximately 11,600 square feet of the existing building in order to provide adequate off-street parking and improve traffic flow. The remaining 12,200 square feet will be renovated to provide administrative, medical offices, clinic and storage spaces. The project is projected to create 10 new FTE jobs over the next three years. The applicant seeks approval of LeasePlus property tax abatement. A Public Hearing was held in the City of Rochester on November 15, 2011. 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 H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

**Gallina Cambridge, LLC****(Lease/Leaseback with JobsPlus)**

The company was represented by Andy Gallina. Gallina Cambridge, LLC is proposing to construct a 36,000 square foot, single story office building located at 1890 South Winton Road in the Town of Brighton. Gal Son Development, Inc. (Gal Son), a related entity, will be leasing 4,000 square feet of office space for their new corporate headquarters. Gal Son is a real estate development firm which manages over 1.6 million square feet of office and warehouse space in Monroe County. Gal Son has several projects in progress for 2012 and will be utilizing the additional space to accommodate the increase in their office staff. The \$3,560,000 project is projected to create 2 new FTE within three years. The applicant seeks approval of the JobsPlus property tax abatement. A Public Hearing was held in the Town of Brighton on November 14, 2011. 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 H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**South Pointe Landing, LLC****(Lease/Leaseback with LeasePlus)**

The company was represented by Andy Gallina. South Pointe Landing, LLC is proposing to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility will be leased to The Unity Hospital of Rochester (UHR), which will utilize the space to provide OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. The \$3,108,000 project is projected to create 14 new FTE within three years. The applicant seeks approval of the LeasePlus property tax abatement. A Public Hearing was held in the Town of Sweden on November 14, 2011. 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 H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by R. Hurlbut, an inducement resolution was adopted approving subject project. All Aye.

**DPI Consultants, LLC****(Lease/Leaseback)**

The company was represented by Pam & Bob DiPaola. DPI Consultants LLC (DPI) proposes to demolish two vacant single story concrete block buildings and construct five single family townhomes in the Grove Place District which is the oldest continually occupied residential neighborhood in Downtown Rochester. The project has been reviewed and approved by the City's Preservation Board and a Certificate of Appropriateness has been issued. Applicant is seeking COMIDA approval for sales and mortgage tax exemption only, as the project is eligible for the City's CHOICE real property tax abatement program. The \$1,640,000 project will create 14 construction jobs and 1 FTE over the next three years. 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 H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**CAMPJ, LLC****(Lease/Leaseback (CAMPJ, LLC))****Western NY Fluid System Tech Inc. ( Sales Tax Only)**

The company was represented by Pete Jobling. CAMPJ LLC, a real estate holding company, is proposing to acquire an existing vacant 21,000 square foot building on Thruway Park Drive in the Town of Henrietta. The building will be renovated to create office, warehouse and assembly areas for a related tenant, Western NY Fluid System Tech. Inc., (WNYFST) a fluid system component distributor serving Western New York and Northeastern Pennsylvania. This location will serve as headquarters for the Rochester, Buffalo and Syracuse operations. The \$1,373,000 project is projected to create 7 new FTEs over the next three years. The applicant is seeking mortgage and sales tax exemptions only. 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 E. Caccamise and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

On motion made by E. Caccamise and seconded by H. Stuart, minutes for the meeting of October 18, 2011 were reviewed and adopted and approved. All Aye.

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

**-Fresnel Optics**

Following completion of the SEQR process, on a motion made by R. Hurlbut and seconded by E. Caccamise, a final resolution was adopted approving the project presented at the October 18, 2011 meeting. All Aye.

**-Alleson of Rochester**

On a motion made by H. Stuart and seconded by E. Caccamise, a resolution was adopted approving a \$300,000 increase in project costs to \$900,000, and extension of sales tax exemption for an additional six months. All Aye.

**-North Forest Properties #s LLC**

On a motion made by R. Hurlbut and seconded by H. Stuart, a resolution was adopted approving a 485b PILOT for 97/99/101 Canal Landings. All Aye.

**-1255 Portland LLC**

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving a \$689,253 increase in project costs to \$\$4,549,063. All Aye.

**-Carestream Health Inc.**

On a motion made by R. Hurlbut and seconded by E. Caccamise, a resolution was adopted approving extension of the sales tax package through December 31, 2012. All Aye.

There being no further business, on a motion made by H. Stuart and seconded by R. Gerbracht, the meeting was adjourned.