



MINUTES – AGENCY MEETING – November 15, 2016

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

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

Board Excused: 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 and reminded all that public comments should be related to agenda, that comments that are general in nature should be submitted prior to the meeting in writing. One speaker offered comments. There being no further speakers, the Public Forum was closed.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of October 1, 2016 –October 31, 2016. During that time, 88 monthly and 5 follow up visits were conducted. Of the 768 workers that were identified, 16 were noncompliant on the initial visit. As of October 31, 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:

1255 University, LLC

Lease/Leaseback with Abatement

The company was represented by Andrew Crossed. 1255 University, LLC, (University), a local real estate development entity, is proposing to acquire and renovate the property located in the City of Rochester's historic Culver University East Neighborhood. The project will include 39,000 square feet of office and retail space as well as create 18 loft style apartments and indoor parking. The original structure, built in 1918, was expanded in the 1930s and 1940s to the current 100,000 square feet. University will access historic tax credits and NYSERDA incentives. The project is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of custom property tax abatement, requested by the City of Rochester. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 0.5:1. 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 P. Buckley, 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 and final resolution was adopted approving subject project. All Aye.

Sydor Instruments, LLC

Sales Tax Exemptions Only

The company was represented by Elsa Bretherton. Sydor Instruments, LLC (Sydor), a photonics manufacturer, provides custom products for high-speed imaging and diagnostics. The company has partnered with the University of Rochester Laboratory for Laser Energetics and the Brookhaven National Lab in commercialization of products. Sydor is proposing to renovate and equip a portion of their facility in the Town of Chili, to facilitate future growth. The \$145,437 project will impact 20 FTEs and is projected to create 2 new FTEs over the next three years. Sydor has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 22.9:1. 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 G. Collins and seconded by P. Buckley, an inducement and final resolution was adopted approving subject project. All Aye.

Genesee Coop Natural Foodstore

Sales Tax Exemptions Only

The company was represented by Jim DeLuca. S Genesee Co-op Natural Foodstore, Inc. (GCNF) a full service natural foodstore and co-operative, has out grown their current location and is proposing to move to the South Wedge in the City of Rochester. Providing services currently not available in this City neighborhood, the new 8,000 square foot location will more than double the retail space and provide adequate parking. Renovations include new electrical, HVAC, plumbing and a commercial kitchen. The \$1.7 million project will impact 22 FTEs and is projected to create 6 new FTEs over the next three years. The City of Rochester is participating with a \$100,000 grant. MCIDC has approved the project for a \$50,000 loan. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 5.2:1. 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 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 M. Worboys-Turner, an inducement and final resolution was adopted approving subject project. All Aye.

Rochester Joint Schools Construction Board

Tax Exempt Bond

The company was represented by Peppin Accilien. Rochester Joint Schools Construction Board (RJCBB) as Agent for the Rochester City School District and the City of Rochester will be undertaking Phase II of the Rochester Schools Modernization Program. This program is part of the City School District's strategic plan and its move to a K-8, 9-12 grade structure, as well as review of facility usage, current building conditions, school capacity analysis and future enrollment projections. This Phase will include renovations, reconfigurations, interior and exterior renovations of 13 schools as well as the district wide technology upgrade. Phase I encompassed 12 schools and approved by COMIDA in 2011 for Tax Exempt Bond financing. The applicant is seeking approval of \$435,000,000 in Tax Exempt Bond Financing. A Public Hearing was held in the City of Rochester on November 15, 2016. After a brief discussion regarding the motion to approve, P. Buckley, J. Popli and M. Worboys-Turner indicated that they would have to abstain if a motion was made. Due to a lack of majority, the resolution was tabled to a later date when a special meeting can be held.

On motion made by J. Popli and seconded by P. Buckley, minutes for the meeting of October 18, 2016 were reviewed, adopted and approved. All Aye.

Chair Burr, reported there will be a review of By-laws and a Governance Committee meeting to be held in the next several weeks. A Board training session will be scheduled before the next COMIDA Board meeting.

Jeffrey Adair, Executive Director, requested a Jay Popli convene a Governance Committee meeting to discuss the proposal submitted for Project Monitoring.

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