

MINUTES – AGENCY MEETING – January 28, 2016

Time & Place:	3:00 p.m., Ebenezer Watts Conference Center,49 S. Fitzhugh Street, Rochester, New York
Board Present:	J. Popli (Acting Chair), E. Caccamise, C. Campbell, M. Siwiec, M. Worboys-Turner
Board Excused:	T. Mazzullo, A. Burr
Also Present:	P. Johnson (Acting Executive Director), E. Liberti, R. Baranello Endress, Esq.
Acting Chair Popli called the meeting to order. M. Siwiec led the Pledge of Allegiance.	
The Public Forum was opened. There being no speakers, the Public Forum was closed.	

Acting Chair Popli reminded the Board that those with Conflicts of Interest should abstain from voting.

Acting Executive Director Johnson presented the following applications for agency consideration:

125 EMS Hotel LLC Lease/Leaseback with Custom Abatement

The company was represented by David Christa and Robert Morgan. 125 EMS Hotel LLC, a local real estate development entity owned by Robert Morgan and David Christa, is proposing a \$31.8 Million project to include acquisition and renovation of the Hyatt Hotel in the City of Rochester. The 25 story, 274,000 square foot hotel was built in 1992 and includes 338 guest rooms, 20,000 square feet of meeting and event space and related amenities. The project includes a \$15.6 Million Property Improvement Plan which Hyatt is requiring in order to retain the Hyatt flag. The project will impact 80 FTEs and is projected to create 20 new FTEs over the next three years. The applicant is seeking approval of a custom property tax abatement to be approved by the City of Rochester. The job creation requirement is 10 FTEs. The Benefit/Incentive ratio is 1.6:1. A Public Hearing was held in the City of Rochester on January 27, 2016. After a brief discussion, Acting Chair Popli introduced a resolution at the request of introduce investment milestones. On a motion made by J. Popli and seconded by E. Caccamise the resolution was adopted. 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 C. Campbell, an inducement and final resolution was adopted approving subject project. All Aye.

R. Endress, Board Counsel, presented the following items for Agency Action:

Miscellaneous:

-SNIR A LLC

The applicant was represented by Christopher Kotary. On a motion made by E. Caccamise and seconded by M. Siwiec, a resolution was adopted approving a \$1,700,000 increase in project costs to \$3,500,000. All Aye.

-QP LLC/Clayton Osborne

On a motion made by C. Campbell and seconded by M. Worboys-Turner, a resolution was adopted approving the assumption of a portion of 250 East Avenue. All Aye.

-Gallina/DRT

On a motion made by M. Siwiec and seconded by E. Caccamise, a resolution was adopted approving mortgage tax exemption related to assumption approved December 15, 2015. All Aye.

-Gallina/Loomis

On a motion made by E. Caccamise and seconded by M. Siwiec, a resolution was adopted approving \$300,000 increase in project costs to \$1,400,000. All Aye.

-1005 Mt. Read Blvd LLC

On a motion made by M. Worboys-Turner and seconded by M. Siwiec, a resolution was adopted approving the assumption of 1005 Mt. Read Blvd. (formerly Distech) and mortgage tax exemption. All Aye.

Terminations:

-Riverview Rochester LLC -929 Holt Road

On a motion made by E. Caccamise and seconded by M. Worboys-Turner, a resolution was adopted approving the termination of the above named projects. All Aye.

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