

**MINUTES – AGENCY MEETING – February 17, 2015**

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. M. Siwec led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. There being no 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 one request for exemption from the local labor requirements for the Costco project, under the criteria “no local labor available”. Mr. LaFountain reported that upon review, the Bonadio Group found the request valid.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of January 1, 2015 – January 31, 2015. During that time, 52 monthly and 4 follow up visits were conducted. Of the 423 workers that were identified, one was noncompliant on the initial visit. As of January 31, 2015 all monitored sites were compliant.

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:

**DiMarco Family Empire LLC                      Lease/Leaseback with Lease Plus**

The company was represented by Paul Colucci. DiMarco Family Empire LLC, a local real estate development company, is proposing the construction of a 9,200 square foot medical office building on 4.1 acres in the Town of Penfield. The facility will be lease 85% of the space to Highland Hospital for its family medicine practices & the remaining 15% to the University of Rochester for a blood lab. The \$2,457,200 project will impact 17 FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement. The job creation requirement is 2 FTEs. The Benefit/Incentive ratio is 2.1:1. 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 A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by J. Popli, an inducement resolution was adopted approving subject project up to \$100,000 in benefits pending a Public Hearing. All Aye.

**Yellow Page City, Inc.                                      Sales Tax Exemptions Only**

The company was represented by Jim Pavone. Yellow Page City, Inc. (YPC) provides a network of over 2,600 online phone books specifically designed to resemble the print directories delivered to homes and businesses. Due to continued growth, in 2011 YPC relocated its 41 employees to 13,000 square feet at 280 Kenneth Drive in the Town of Henrietta and COMIDA approved sales tax exemptions on \$500,000 in equipment. YPC continues to grow and will be leasing and equipping an additional 5,000 square feet to provide additional telemarketing space. YPC will be investing \$281,000 in new office equipment and furniture. YPC currently employs 51 FTE and expects to create 10 FTE within the next two years. YPC has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 8.9:1. After a brief discussion and on a motion made by M. Siwec and seconded by M. Worboys-Turner, a resolution was adopted approving subject project. A. Burr abstained. All others Aye.

**Platinum Vinyl Company, LLC                      Sales Tax Exemptions Only**

The company was represented by Andy Pomeroy. Platinum Vinyl Company LLC (PVC) is a manufacturer of vinyl fence and railing products which are sold to fence distributors and installers and at the retail level through Lowes. PVC, formed in 2014, is leasing a 78,000 square foot facility in the Town of Gates. PVC is proposing a \$2.2 Million project to purchase the assets of the former Boundary Fence company and \$75,000 to furnish and equip the location. PVC currently employs 17 FTEs and projects to create 20 new FTE jobs over the next year. The applicant seeks approval of sales tax exemption on \$75,000 to furnish and equip the location. PVC has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 32.4:1. After a brief discussion and on a motion made by M. Siwec and seconded by A. Burr, a resolution was adopted approving subject project. All Aye.

On motion made by E. Caccamise and seconded by M. Worboys-Turner, minutes for the meeting of January 27, 2015 were reviewed and adopted and approved. All Aye.

Executive Director Seil noted that the \$1.3 Million purchase of the Mill Seat property has been completed, and that an offer for purchase of 22 of the 120 acres made prior to purchase has been assigned to COMIDA. The offer is conditioned on town approvals for use as hydroponic greenhouse, and anticipated closing date is May 31, 2015. The balance of the property is now included in the Greater Rochester Enterprise database of available sites. Executive Director Seil updated the board on communications to state legislators regarding the burdensome effect on economic development efforts of several items pertinent to Industrial Development Agencies contained within the Governor's Proposed Budget.

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

**Miscellaneous:**

**-Carestream Health**

On a motion made by M. Worboys-Turner and seconded by E. Caccamise, a resolution was adopted approving amendment to the application to include roof replacement and other structural renovations. All Aye.

**-280 Kenneth Drive LLC**

On a motion made by E. Caccamise and seconded by J. Popli a resolution was adopted approving a \$200,000 increase in project costs for tenant Yellow Page City expansion from 12,000 sq. ft. to 17,000 sq. ft. A. Burr abstained. All others Aye.

**- Quality Vision International, Inc.**

On a motion made by E. Caccamise and seconded by M. Siwec, a resolution was adopted approving a \$207,250 increase in project costs. All Aye.

**-550 East Avenue**

On a motion made by M. Siwec and seconded by A. Burr, a resolution was adopted approving a \$1.5 Million increase in project costs. All Aye.

**- Tech Park Owner**

On a motion made by C. Campbell and seconded by A. Burr, a resolution was adopted approving subleases

to two new tenants, McKesson and Barilla. All Aye.

**Terminations:**

**-Dodge Street**

**-West End Business Center**

On a motion made by C. Campbell 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 C. Campbell and seconded by A. Burr, the meeting was adjourned.