



MINUTES – AGENCY MEETING – February 21, 2017

Time & Place: 12:00 Noon, Webster Town Hall,
1000 Ridge Road, Webster, New York 14580

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), M. Geise (ED Director), R. Baranello Endress, Esq.

Chair Burr called the meeting to order. Peter Buckley led the Pledge of Allegiance.

On motion made by M. Worboys-Turner and seconded by J. Popli minutes for the meeting of January 17, 2017 were reviewed, adopted and approved. All Aye.

A report on the Requests for Verified Exemptions was presented by Rachel Baranello Endress. During the last month, The Bonadio Group has received one request for exemption from the local labor requirements. The request for the Morgan University Avenue, LLC project under the criteria “specialized construction and installation”. Rachel Baranello Endress reported that upon review, The Bonadio Group found the request valid.

Kevin Loewke, a member of Loewke Brill Consulting Group, Inc., presented the Monitoring Report for the period of January 1, 2017 – January 31, 2017. During that time, 78 monthly and 3 follow up visits were conducted. Of the 553 workers that were identified, 15 were noncompliant on the initial visit. As of January 31, 2017, all monitored sites were compliant. Loewke Brill delivered 1 sign to a new project. Mr. Loewke stated they would present the annual report at the March, 2017 meeting.

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

American Packaging

Lease/Leaseback with Custom Abatement

American Packaging Corporation (APC), was represented by Steve Montfort. American Packaging is a flexible packaging converter that services the food, beverage, medical, personal care, agriculture and other specialty markets. APC currently has manufacturing plants in Wisconsin, Iowa and Rochester, and the Rochester plant serves as its headquarters. APC is proposing to build a state-of-the-art manufacturing facility on 40 acres of land at 100 Beaver Road in the Town of Chili. The project will be constructed in 3 phases: Phase 1 will include the construction of a 215,000 square foot building and an investment of \$36 million in equipment. Phase 1, which involves a total investment of \$48.3 million, will impact 170 FTEs and is projected to create 70 new FTEs over the next three years at the Chili facility. Phase 2 and 3 are projected to create an additional 192 FTEs. Before deciding the facility would be constructed in Chili, APC considered an expansion at existing facilities in Iowa and Wisconsin. APC will maintain their City of Rochester operations. The applicant is seeking approval of a custom property tax abatement, which is supported by the Town of Chili. The Benefit/Incentive ratio is 2.7:1. A Public Hearing was held in the town of Chili on December 19, 2016. A SEQR has been reviewed and process is complete. 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 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 resolution and final resolution for exemption from sales and mortgage recording tax, as well as approval of PILOT Agreement, was adopted approving the subject project. All Aye.

Morgan Charlotte Street, LLC was represented by Mike Tremiti. Morgan Charlotte Street is proposing to renovate the above-referenced project in the City of Rochester. The property, which is currently vacant, will be renovated for Fisher Associates (Fisher). Headquartered in Monroe County, Fisher provides transportation, energy and land development services throughout NY, PA and Ohio. The 31,200 square foot manufacturing/warehouse facility will be renovated to meet the specific needs of Fisher. The project will impact 70 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement on the increase in assessed value due to renovations. The job creation requirement is 7 FTE, and the Benefit/Incentive ratio is 2.1:1. A Public Hearing was held in the city of Rochester on December 20, 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 A. Meleo, an inducement resolution and final resolution for exemption from sales and mortgage recording tax, as well as approval of PILOT Agreement, was adopted approving the subject project. All Aye.

Morgan Rivers Run LLC**Lease/Leaseback with Abatement**

Morgan Rivers Run LLC (MRR) was represented by Mike Tremiti. Morgan Rivers Run is proposing to construct an additional 71 units at Rivers Run – Glenwood Cove, located at 50 Fairwood Drive in the City of Rochester. MRR, a market-rate housing facility, will be constructing 11 residential units within the existing building and 60 units in a new building being constructed as part of the complex. A new fitness center and an additional teaching room, which RIT leases for workshops and seminars, are also included in the project scope. The total investment in the project is \$22,642,026, which includes the payoff of an existing loan totaling \$11.8 Million. The project will help retain 3 FTEs, and is projected to create 3 FTEs over the next three years. The applicant is seeking approval of a standard property tax abatement, as well as Mortgage and Sales Tax Exemptions. The Benefit/Incentive ratio is 1.8:1. A Public Hearing was held in the city of Rochester on January 17, 2017. A SEQR has been reviewed and process is complete. 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 J. Popli, a resolution was adopted approving SEQR for the subject property. P. Buckley indicated that he would abstain. All others Aye. On a motion made by J. Popli and seconded by M. Worboys-Turner, an inducement resolution and final resolution for exemption from sales and mortgage recording tax, as well as approval of PILOT Agreement, was adopted approving the subject project. P. Buckley indicated he would abstain. All others Aye.

Erie Station 30 LLC**EquiPlus Only**

Erie Station 30 LLC (ES30) was represented by Gary Izzo and Dave Parr. Erie Station 30, a West-Henrietta-based development company, is proposing to build out 8,787 square feet of existing warehouse space located in the Town of W. Henrietta to accommodate Rolen-Jinxin Corporation (Rolen). Rolen is the North American entity of Wuxi Jinxin Co, a Chinese Railways equipment manufacturer, and Rolen Technologies & Products, an international company based in Barcelona, Spain. Rolen, who is establishing their first U.S. facility in Monroe County, will be manufacturing railcar interiors for rail transit manufacturers and transportation authorities located throughout North America. The project is projected to create 26 new FTEs over the next three years. The applicant is seeking a sales tax exemption on building materials (\$194,286), which has a job creation requirement of 3 FTE. Rolen will invest \$743,900, and is seeking approval of sales tax exemptions on equipment and property tax abatement on the incremental increase in property value due to project investment. The Benefit/Incentive ratio is 50:1. After a brief discussion and on a motion made by J. Popli and seconded by P. Buckley, an inducement and final resolution was adopted approving subject project. All Aye.

Palumbo Trucking, LLC**Sales Tax Exemption Only**

Palumbo Trucking, LLC (Palumbo) was represented by Jacob Palumbo, Palumbo Trucking is a newly formed business located in the Town of Scottsville, NY. Palumbo hauls construction materials for projects located primarily in Rochester and Monroe County. Palumbo will be utilizing Class 8 commercial trucks for its hauling, and is proposing to purchase a new 2018 Kenworth T800 Dump Truck, which will be the first member of its fleet. The \$168,652 project will create at least 1 FTE for a commercial class driver, and will allow the business to begin to expand, thereby providing more local jobs over the next year. Palumbo Trucking is seeking a Sales Tax Exemption. The Benefit/Incentive ratio is 3:1. After a brief discussion and on a motion made by G. Collins and seconded by M. Worboys-Turner, an inducement and final resolution was adopted approving subject project. All Aye.

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

Miscellaneous:

384 East Avenue Inn of Rochester, LLC

John Billone represented the above project. Applicant is seeking to subdivide the restaurant portion of the property (City Grill) and sell it to this family-related entity. The project was originally approved for a standard JobsPlus PILOT (Lease/Leaseback with Abatement) at the May, 2011 COMIDA Board Meeting. The original project amount was \$4,000,000. The value of an increase in project amount from proposed modification is \$850,000. Total value of incentives is \$140,932, with the original amount of \$132,432. Proposed modification incremental increase is \$8,500. During the discussion, J. Popli requested the board vote on the Assignment and Assumption as one motion and the mortgage tax as a separate motion. A motion made by J. Popli and seconded by A. Meleo, for the assignment and assumption, All Aye. On a motion made by A. Meleo and seconded by M. Worboys-Turner to approve the mortgage recording exemption. Roll call taken: A. Meleo, Aye; J. Popli, Opposed; M. Worboys-Turner, Opposed; P. Buckley, Opposed; G. Collins, Opposed; A. Burr, Aye. The motion did not carry and motion failed.

Erie Station 25 LLC

On a motion made by J. Popli and seconded by A. Meleo, a resolution was adopted approving a new tenant, Pharmacy Alternatives, LLC. All Aye. The project was originally approved for a standard JobsPlus PILOT at the July, 2015 COMIDA Board Meeting. The project was modified at the January 2016 COMIDA meeting to increase project costs by \$87,500. The original project amount was \$2,460,602.

Sibley Redevelopment HTR LLC

On a motion made by J. Popli and seconded by M. Worboys-Turner, a resolution was adopted to approve the previously approved Property Tax Abatement, Mortgage Tax Exemption, and Sales Tax Exemption from Sibley Redevelopment LP to Sibley Redevelopment HTR LLC for financing purposes. All Aye. The project was originally approved for a custom JobsPlus PILOT (Lease/Leaseback with Abatement) at the December, 2012 COMIDA Board Meeting.

Chair Burr opened the Public Forum. One speaker offered comments on the American Packaging project. There being no further speakers, the Public Forum was closed.

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