



MINUTES – AGENCY MEETING – April 18, 2017

Time & Place: 12:00 Noon, Brighton Town Hall
2300 Elmwood Ave, Rochester, NY 14618

Board Present: A. Burr (Chair), P. Buckley, G. Collins, J. Popli

Board Excused: A. Meleo, M. Worboys-Turner

Also Present: J. Adair (Executive Director), M. Geise (Monroe County ED Director), R. Baranello
Endress, Esq., Harris Beach PLLC

Chair Burr called the meeting to order. Gary Collins led the Pledge of Allegiance.

On motion made by J. Popli and seconded by G. Collins minutes for the meeting of March 21, 2017 were reviewed, adopted and approved. All Aye.

Laura Perri, a member of Loewke Brill Consulting Group, Inc., presented the monitoring report for the period of March 1, 2017 – March 31, 2017. During that time, 63 monthly and 8 follow up visits were conducted. Of the 374 workers that were identified, 9 were noncompliant on the initial visit. As of March 31, 2017, all monitored sites were compliant. Loewke Brill delivered 3 signs to a new project.

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

Ridgeway Properties I, LLC

Enhanced JobsPlus Property Tax Abatement

Ridgeway Properties I, LLC, a local developer, was represented by Phil Theodore and Ed Brillante. Ridgeway Properties I, LLC is seeking incentives for construction of a facility for Clearwater Organic Farms, LLC (Clearwater). Clearwater, a new company which has been supported by the State of New York and other local partners, will utilize cutting edge hydroponic technology to produce fresh, locally grown, year round organic baby leaf greens to supply markets throughout New York State. Ridgeway Properties will construct a 650,000 square foot growing facility on 8 acres of land for Clearwater. The project will be the largest hydroponic commercial greenhouse of its kind in the United States, and will produce more than 2.7 million pounds of fresh produce annually. The facility will be constructed at the Eastman Business Park in Rochester, adjacent to the LiDestri Foods, and will involve a total investment of \$42.6 million and create 100 FTEs and 7 PTEs. The applicant is seeking sales and mortgage tax exemptions, and property tax abatement on the increased value resulting from their \$18 Million investment. Clearwater will invest \$24.6 Million, and is seeking approval of sales tax exemptions on furniture, fixtures, equipment and other eligible costs. The Benefit/Incentive ratio is 1.1:1. A Public Hearing was held in the Town of Greece on April 18, 2017. A SEQR has been reviewed and process is complete. Upon inquiry by P. Buckley, 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 G. Collins, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by P. Buckley and seconded by J. Popli, 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.

The Meadows at English LLC

JobsPlus Property Tax Abatement

The Meadows at English LLC (The Meadows), a subsidiary of Ambassador Homes Inc., was represented by Ronald Berardi. The Meadows at English is a local developer and manager of senior housing communities. The Meadows intends to develop, market, and construct 27 townhomes for seniors in the Town of Greece, NY. The new development will offer townhomes to seniors at market rate rent, with amenities specifically catered to the independent elderly who have special needs. The development will include 7 individual buildings with a private entry road and other amenities. The project is supported by the Town of Greece as the need for senior housing is articulated in their Town Master Plan. The applicant is seeking a property tax abatement for the project, as well as a mortgage tax exemption and sales tax exemptions on eligible purchases. The Benefit/Incentive ratio is 1.1:1. A Public Hearing was held in the Town of Greece on April 18, 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. All Aye. On a motion made by J. Popli and seconded by G. Collins, 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.

Flower City Glass Co. of New York, LLC

EquiPlus Sales Tax Exemption Only

Flower City Glass Co. of New York, LLC (Flower City) was represented by Phillip Rudd. Flower City is purchasing a CNC machine, which will be used in their shop to fabricate windows and doors prior to installation. Flower City Glass, a family-owned business headquartered in Rochester, has been providing commercial glass, residential glass, and auto glass products to the region for 3 generations (90 years). Their products and services include technical commercial glass, historic windows, custom glass shower doors, residential windows and doors, and auto glass repair/replacement, installation, and maintenance services. The \$118,340 project will create 2 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption only on the equipment purchase. The Benefit/Incentive ratio is 24.3:1. After a brief discussion and on a motion made by J. Popli and seconded by G. Collins, an inducement and final resolution was adopted approving subject project. All Aye.

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

Miscellaneous:

Midtown Tower, LLC

On a motion made by J. Popli and seconded by G. Collins, a resolution was adopted approving a project modification increase in sales tax exemption of \$294,656. The cost increases are associated with tenant buildouts, unanticipated interior and exterior building improvements, and other associated costs. The project was originally approved at the August 27, 2013 COMIDA Board Meeting.

Gannett Co., Inc.

On a motion made by J. Popli and seconded by P. Buckley, a resolution was adopted approving a project modification increase in sales tax exemption of \$70,169. The cost increases are due to increased local and national construction costs and technological changes that demanded design and construction modifications to its live studio, exterior signage and associated costs. The project was originally approved at the September 16, 2014 COMIDA Board Meeting.

Panorama Landing, LLC

On a motion made by G. Collins and seconded by J. Popli, a resolution was adopted approving a project modification increase in mortgage tax exemption of \$20,000. The cost increase is due to Lot 1, Monroe County Sheriff Zone A substation, being released from the original mortgage. A new \$2 million mortgage will encumber Lot 1. This transaction was anticipated within the applicant's original application, which was approved for sales and mortgage tax exemptions only at the April 19, 2016 COMIDA Board Meeting.

Unither Manufacturing LLC

On a motion made by P. Buckley and seconded by J. Popli, a resolution was adopted approving a project modification to convey 2.6 acres of land and improvements (Lot 1) located on the northerly portion of the property they own at 755 Jefferson Road, Town of Henrietta. There is no incremental increase associated with this modification. The project was originally approved for a sales tax exemption at the August 19, 2014 COMIDA Board Meeting.

Riverview Commons I LLC

On a motion made by J. Popli and seconded by G. Collins, a resolution was adopted approving the assignment and assumption transfer of the existing project from the current owner, Riverview Commons LLC, to Riverview Industries LLC. The project was originally approved at the March 19, 2013 COMIDA Board Meeting. The applicant is not seeking additional benefits.

Greg Stahl Properties LLC/Websmart Auto Inc.

On a motion made by J. Popli and seconded by P. Buckley, a resolution was adopted approving the assignment and assumption transfer of the existing project from the current owner, Greg Stahl Properties LLC/Websmart Auto Inc., to Love Family Properties. The project was originally approved at the October 19, 2010 COMIDA Board Meeting. The applicant is not seeking additional benefits.

On a motion made by P. Buckley and seconded by J. Popli, the Board entered into Executive Session to discuss matters involving the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person or corporation.

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