



MINUTES – AGENCY MEETING – April 19, 2011

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

Board Present: T. Mazzullo (Chair), A. Burr, R. Gerbracht
R. Hurlbut, S. Moore, H. Stuart

Also Present: J. Seil (Executive Director), E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. R. Hurlbut led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. There being no speakers, the Public Forum was closed.

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of March 1-31, 2011. During that time, 82 site visits were conducted. Of the 603 workers that were identified, none were noncompliant on the initial visit. As of March 31, 2011 all monitored sites were compliant. Loewke & Brill delivered signs to 9 new projects.

J. Seil presented the following applications for agency consideration:

Plymouth Terrace, LLC (City Choice Program)

The company was represented by Steve Trow. Plymouth Terrace, LLC proposes to develop 24 attached row houses on a former city owned parcel located along Plymouth Avenue and bound by Main Street, Allen Street and Scott Alley. The project is the result of a 2009 RFP from the City of Rochester to redevelop a 1.5 acre parcel in the Center City District which currently operates as a municipal parking lot. Located in the targeted Center City Area, the \$4.3 million project qualifies for the City CHOICE tax abatement program. A Public Hearing was held April 19, 2011 in the City of Rochester. After a brief discussion and on a motion made by H. Stuart 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 R. Hurlbut, an inducement and final resolution was adopted approving subject project. All Aye.

Sydor Instruments, LLC **(EquiPlus)**

The company was represented by Mike Pavia. Sydor Instruments, LLC (Sydor) is a manufacturer of ultrafast imaging systems that was founded in 2004 to commercialize technology licensed from the University of Rochester Laboratory for Laser Energetics. Sydor recently purchased a 16,000 square foot manufacturing facility located at 291 Millstead Way in the Town of Chili and will be investing \$250,893 to renovate and equip the space. Sydor currently employs 12 FTE and expects to create 2 FTE within the next year. Sydor has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by R. Gerbracht and seconded by H. Stuart, an inducement and final resolution was adopted approving SEQR for the subject property. All Aye.

Fitzhugh Associates LLC **(Lease/Leaseback – City CUE program)**

The company was represented by George Traikos. Fitzhugh Associates LLC proposes to redevelop the long vacant Academy Building located at 13 South Fitzhugh in the City of Rochester. The four story, 36, 800 square foot building will be developed into 21 loft style apartments, and will include retail and restaurant space. Funding for the project includes RestoreNY and City of Rochester, along with Community Preservation permanent loans. The project qualifies for the City CUE program. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving sales and mortgage tax exemptions up to \$100,000 for the subject property. All Aye. A final resolution is to be considered after a Public Hearing is held in the City of Rochester.

On motion made by H. Stuart and seconded by A. Burr, minutes for the meeting of March 15, 2011 were reviewed and adopted and approved. All Aye.

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

Terminations:

- 4901 Lac DeVille Blvd./Anthony Costello (Andrea) University of Rochester
- 2400 S. Clinton Ave./Anthony Costello (Alicia) University of Rochester
- 777 Canal View Blvd./Hub Properties/Danka/Pitney Bowes
- 600 Mile Crossing/Gallina/ITT Flygt
- ClearChannel/Citicasters
- Hub Properties/Performance Technologies

On a motion made by R. Hurlbut and seconded by A. Burr, a resolution was adopted approving the termination of the above named projects. All Aye.

Miscellaneous:

--Heritage Christian Home Project

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving release of certain parcels. R. Hurlbut abstained. All others Aye.

There being no further business, on a motion made by R. Hurlbut and seconded by A. Burr, the meeting was adjourned.