



**AGENDA – AGENCY MEETING – MAY 17, 2016  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Bonadio – Verified Exemptions
4. Loewke Brill Report

Applications:

**Hosmer Development II LLC** **(\$5,996,000 – Lease/Leaseback with JobsPlus)**  
**1249 Lehigh Station Road**  
**Henrietta, New York 14467**

**Tenant & Project Address:** **Dunn Tire LLC**  
**1233 Lehigh Station Road**  
**Henrietta, New York 14467**

Hosmer Development II LLC, a local real estate holding company, is proposing the acquisition of a portion of an approximately 13 acre vacant parcel in the Town of Henrietta, and the construction of a 75,000 square foot distribution facility to be leased to Dunn Tire LLC (DT). DT distributes to nine retail stores in Monroe, Genesee and Ontario Counties and to a network of automobile distributorships and repair & maintenance facilities throughout New York State and parts of Pennsylvania. DT has outgrown their existing 50,000 square foot building in the Town of Henrietta, and also considered locations in Genesee, Livingston, Wayne and Ontario counties. The \$5,996,000 project will impact 40 FTEs and is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 4 FTEs. Dunn Tire is seeking approval of sales tax exemptions on materials, equipment, furniture & fixtures. The project has a Benefit/Incentive ratio is 2.3:1.

**10 Gold Street Properties LLC  
70 Old Stonefield Way  
Pittsford, New York 14534**

**(\$6,912,974 – Lease/Leaseback with JobsPlus)**

**Project Address:**

**1176, 1182 & 1188 Mt. Hope Avenue  
17 Langslow Street  
10, 16, & 24 Gold Street  
Rochester, New York 14620**

10 Gold Street Properties LLC, a local real estate development company, is proposing to demolish an existing vacant 6,768 square foot commercial building and a residence, and to develop a two building, mixed use development in the City of Rochester. The \$6,912,974 project will provide 40 units of student housing, retail and office space and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1.

**2016 Gateway H2 LLC  
1080 Pittsford Victor Road  
Pittsford, New York 14534**

**(\$20,100,000 – Lease/Leaseback with JobsPlus)**

**Project:**

**2016 Gateway H2 LLC as Home 2 Suites  
Bellwood Drive/Canal Ponds  
Rochester, New York 14606**

2016 Gateway H2 LLC, a Morgan real estate development company, is proposing the construction of a 60,000 square foot, four story Home2Suites Hotel on approximately 3.9 acres in the Town of Greece. The hotel will include 119 rooms and related parking, utilities, grading and landscaping. The \$18,700,000 project is projected to create 25 FTEs. The applicant seeks approval of JobsPlus property tax abatement. The tenant is seeking sales tax exemptions on \$1,400,000 in furniture and fixtures. The JobsPlus job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2:1.

**17 High Properties LLC  
17 High Street  
Honeoye Falls, New York 14472**

**(\$1,233,000 – Lease/Leaseback with JobPlus)**

**Tenant & Project Location**

**K & H Precision Products Inc.  
17 High Street  
Honeoye Falls, New York 14472**

17 High Properties LLC, a local real estate holding company, is proposing to acquire an existing 4,400 square foot building on approximately 1 acre in the Village of Honeoye Falls. The building will be expanded by 9,600 square foot to a total of 14,000 square feet, and leased to a related entity, K & H Precision Products Inc. (K&H). K&H, founded in 1985, provides full service tool design, pattern shop, aluminum castings, CNC machining and finishing. The expanded location will provide space for the growing company with improved safety and additional room for equipment and employees. The \$1,233,000 project will impact 39 FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The tenant is seeking sales tax exemption on furniture, fixtures and equipment. The Benefit/Incentive ratio is 3.6:1.

**Sibley Commercial LLC  
6 Faneuil Hall Marketplace  
Boston, MA 02109**

**(\$14,447,659 – Sales & Mortgage Tax Exemptions)**

**Project Address:**

**250 East Main Street  
Rochester, New York 14604**

In 2012, at the request of the City of Rochester, COMIDA approved a custom Payment-in-Lieu-of-Taxes agreement for the redevelopment of the one million square foot, former Sibley's department store in the City of Rochester. Sibley Commercial LLC (SC), a Winn Development company, is now proposing to renovate approximately 72,912 square feet to include 39,000 square feet of high tech office space suitable for companies involved in the High Tech Rochester incubator and the StartUp NY program. Mortgage tax exemptions were approved by written consent of the Board. SC is requesting approval of sales tax exemptions. The Benefit/Incentive ratio is 1:1.

**Sibley Mixed Use LLC  
6 Faneuil Hall Marketplace  
Boston, MA 02109**

**(\$54,509,650 – Sales & Mortgage Tax Exemptions)**

**Project Address:**

**250 East Main Street  
Rochester, New York 14604**

In 2012, at the request of the City of Rochester, COMIDA approved a custom Payment-in-Lieu-of-Taxes agreement for the redevelopment of the one million square foot, former Sibley's department store in the City of Rochester. Sibley Mixed Use LLC (SMU), a Winn Development company, is now proposing to create and lease approximately 22,000 square feet of retail space on the first floor of which approximately 12,000 square feet will be dedicated to an urban market featuring fresh goods and services. Additionally, ninety six units of mixed income housing will be built on floors nine through twelve, with amenity spaces on the second floor. Mortgage tax exemptions were approved by written consent of the Board. SMU is requesting approval of sales tax exemptions. The Benefit/Incentive ratio is 0.9:1.

**iCardiac Technologies Inc.  
150 Allens Creek Road  
Rochester, New York 14618**

**(\$465,220 – Sales Tax Exemptions Only)**

iCardiac Technologies, Inc. (iCardiac) provides drug development companies worldwide with core-lab services for cardiac safety studies. iCardiac is proposing to invest \$465,220 to upgrade their IT equipment. iCardiac currently employs 76 FTEs and expects to create 4 new full-time positions. iCardiac 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 of 5.7:1. iCardiac was first approved for a GreatRebate in 2006 when it employed 2 FTEs.

5. Approval of Minutes – Agency meeting April 19, 2016
6. Chair Mazzullo – Discussion Items

7. Legal Counsel Discussion Items

Miscellaneous:

**-50 Chestnut Ventures LLC**

Approve \$5,610,000 increase in project costs. Incremental benefits \$1,326,178. Original approval April 21, 2015 – City of Rochester Shelter Rents PILOT.

**-Morgan U-Ave LLC**

Final approval. Preliminary approval March 15, 2016.

**-Winthrop & Pitkin LLC**

Approve three new tenants.

8. Public Comments

The next scheduled meeting of the Agency will be held on **Tuesday, June 21, 2016**