

MINUTES – AGENCY MEETING – June 16, 2015

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

Board Present: J. Popli (Acting Chair), E. Caccamise, C. Campbell,
M. Worboys-Turner

Board Excused: T. Mazzullo, A. Burr, M. Siwiec

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),
E. Liberti, M. Townsend, Esq.

Acting Chair Popli called the meeting to order. R. Yolevich led the Pledge of Allegiance.

Acting Chair Popli opened the Public Forum. Ray Tierney, former Town of Brighton Councilmember, congratulated Executive Director Judy Seil on her upcoming retirement and her New York State Economic Developer of the Year Award, and thanked her for her professionalism throughout her career. Joann Sasse offered comments opposed to assistance to senior living projects and suburban medical facilities, and in regard to the legal and audit contracts. There being no further 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 two requests for exemption from the local labor requirements for the Morgan Hard Road project, one under the criteria “no local labor available” and one based on the 25% cost differential . Mr. LaFountain reported that upon review, the Bonadio Group found the requests valid.

Mike Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of May 1, 2015 – May 31, 2015. During that time, 54 monthly were conducted. Of the 307 workers that were identified, none were noncompliant on the initial visit. As of May 31, 2015 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project.

Acting Chair Popli reminded the Board that Conflicts of Interest should be disclosed after the Project is introduced and before a vote is considered.

Executive Director Judy Seil thanked Mr. Tierney for his comments, and introduced Paul Johnson who will become the Acting Executive Director upon her retirement. Ms. Seil thanked the board, the staff, Counsel and the audit firm for their support throughout her career.

J. Seil presented the following applications for agency consideration:

Columbia/Wegman Greece LLC **\$23,532,120 – Lease/Leaseback with JobsPlus**

The company was represented by Jay Wegman. Columbia/Wegman Greece LLC, a joint venture of Columbia Pacific Senior fund, a Seattle investment firm, and Wegman Development Corp., a local real estate development company, is proposing the construction of an assisted living facility in the Town of Greece. The two-story, 93,000 square foot building will be located on 9.5 acres and include 111 total beds. The building will be licensed by New York State as an Enriched Living Facility and will be managed by Unity Aging Services, a management arm of Rochester Regional Health System. The \$23,532,120 project is projected to create 67 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus 10 property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1.4:1. A Public Hearing was held in the Town of Greece on June 16, 2015. 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 E. Caccamise and seconded by M. Worboys-Turner, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by M. Worboys-Turner, a final resolution was adopted approving subject project. All Aye.

Whitney Town Center LLC **\$21,000,000 – Lease/Leaseback with JobsPlus**

The company was represented by Jim Taylor. Whitney Town Center (WTC), a local real estate development company, is proposing a mixed use senior housing/commercial project on 18 acres in the Town of Perinton. Phase I of the project will convert a 28,500 square foot commercial building into medical office building and retail space. Phase II involves the construction of 151 market rate senior apartments in three buildings totaling 205,600 square feet. The \$21,000,000 project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1:1. A Public Hearing was held in the Town of Perinton on June 15, 2015 at which Executive Director Seil noted that three members of the public offered comments in opposition. 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 M. Worboys-Turner and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by C. Campbell and seconded by M. Worboys-Turner, a final resolution was adopted approving subject project. All Aye.

Terminal Building ROC LLC **\$9,124,300 – Sales & Mortgage Tax Exemptions Only**

The company was represented by Adam Driscoll. Terminal Building ROC LLC (TBR), a local real estate development company, is proposing to redevelop the vacant Terminal building in the City of Rochester. The 70,208 square foot, 8 story building has been vacant for the last 10 years and is owned by Monroe County. The \$9,124,300 project will create 61 residential 1 and 2 bedroom units, with a small component of office space. The project is projected to create 2 new FTEs over the next three years. The City of Rochester is supportive of the project as the renovation of a currently underutilized building will add vitality to the City Center while preserving the historic character of the building. The City of Rochester will be providing the CUE real property tax exemption. TBR is seeking COMIDA approval for sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 2.41:1. A Public Hearing was held in the City of Rochester on June 16, 2015. 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 E. Caccamise and seconded by J. Popli, a final resolution was introduced. E. Caccamise and J. Popli – Aye. C. Campbell and M. Worboys-Turner – abstained. Due to a lack of majority, the project was tabled until the July 21, 2015 meeting.

183 East Main Street **\$16,451,300 – Sales & Mortgage Tax Exemptions Only**

Prior to presentation, it was noted that C. Campbell and M. Worboys-Turner would be abstaining from the vote on this project application, and therefore, due to a lack of majority, the project was tabled until the July 21, 2015 meeting.

Lauramar Corp. dba AP Plumbing \$105,876 – Sales Tax Exemptions Only

The company was represented by Stephanie Corcoran. AP Plumbing Contractors, Inc. (APP) provides plumbing and related services to commercial and industrial customers within Monroe County. APP is purchasing a new excavator and service truck which will update and expand their residential and commercial excavation department. The combined cost of the equipment is \$105,876. AP Plumbing employs 34 in Monroe County and expects to create 1 new full time position. APP has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 4.9:1. After a brief discussion and on a motion made by M. Worboys-Turner and seconded by C. Campbell, a final resolution was adopted approving subject project. All Aye.

HCR Care Management \$150,000 – Sales Tax Exemption Only

The company was represented by Kim Joy. HCR Care Management LLC (HCRM), a subsidiary of L. Woerner Inc. and located in the Town of Brighton. HCRM provides care managers to oversee individual's access to health services avoiding unnecessary emergency room trips. HCRM, which currently employs 18 FTEs, is proposing the acquisition of office equipment and technology upgrades to accommodate an additional 18 FTEs within the next 12 months. Total project cost is \$150,000. HCRM has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 5.1:1. After a brief discussion and on a motion made by M. Worboys-Turner and seconded by E. Caccamise, a final resolution was adopted approving subject project. All Aye.

On motion made by M. Worboys-Turner and seconded by E. Caccamise, minutes for the meeting of May 19 2015 were reviewed and adopted and approved. All Aye.

On a motion made by M. Worboys-Turner and seconded by C. Campbell, Paul Johnson was appointed Public Hearing Officer and Contracting Officer.

Counsel Townsend excused himself from the meeting.

J. Popli reported on the Governance Committee meeting of May 19, 2015 and noted that upon conclusion of a public bidding process, and based on their review, the committee recommends approval of contracts for legal services - Harris Beach, and for auditing services -The Bonadio Group. On a motion made by M. Worboys-Turner and seconded by C. Campbell, the board approved the award of contracts noted above. All Aye.

Counsel Townsend rejoined the meeting. Executive Director Seil noted that year to date, 2015, the Board has approved projects representing over \$300 Million in capital investment which surpasses the 2014 year in total at \$200 Million.

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

Miscellaneous:

- Platinum Vinyl Company LLC

On a motion made by M. Worboys-Turner and seconded by C. Campbell, a resolution was adopted approving a \$60,000 increase in project costs to \$135,000. All Aye.

**- Flower City Printing
-3750 Monroe Avenue Associates**

On a motion made by M. Worboys-Turner and seconded by C. Campbell, a resolution was adopted approving refinancing on non-recourse basis. No incremental benefits. All Aye.

-YMCA – Penfield

On a motion made by E. Caccamise and seconded by C. Campbell, a resolution was adopted approving consent to donation of a portion of the land to a NYS DOT project. All Aye.

There being no further business, on a motion made by C. Campbell and seconded by E. Caccamise the meeting was adjourned.