



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – June 21, 2011

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

Board Present: T. Mazzullo (Chair), E. Caccamise, R. Gerbracht
S. Moore

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

Chair Mazzullo called the meeting to order. E. Caccamise 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 May 1, 2011 – May 31, 2011. During that time, 103 monthly visits were conducted. Of the 843 workers that were identified, none were noncompliant on the initial visit. As of May 31, 2011 all monitored sites were compliant. Loewke & Brill delivered signs to 7 new projects.

J. Seil presented the following applications for agency consideration:

APM Holding LLC (Lease/Leaseback with JobsPlus)

The company was represented by Roger Champagne. Addison Precision Mfg. Corp. proposes to construct a 12,960 square foot addition to its existing 24,365 square foot manufacturing facility located in the City of Rochester. The \$743,900 addition will expand the manufacturing capacity to meet customer demand. The project will impact 60 existing employees and is projected to create 25 new FTEs within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 6 FTE. A Public Hearing was held in the City of Rochester on June 21, 2011, at which no comments were received. After a brief discussion and on a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, an inducement & final resolution was adopted approving subject project. All Aye.

Howitt-Paul Road LLC**(Lease/Leaseback with JobsPlus)**

The company was represented by Angelo Ingrassia. The applicant proposes to construct a senior only townhome community in the Town of Chili. The project will include 70 two & three bedroom rental units and a Community Center, on 12 acres at the intersection of Paul Road at Chili Avenue. The project is endorsed by the Town of Chili. The \$8 million project is expected to create 5 new employees. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. A Public Hearing was held in the Town of Chili on June 20, 2011, at which no comments were received. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, an inducement & final resolution was adopted approving subject project. All Aye.

822 HR, LLC**(Lease/Leaseback with JobsPlus)**

The company was represented by Peter Landers. 822 HR, LLC is proposing to acquire a 7.5 acre site located at 822 Holt Road in the Town of Webster and to develop 114 market rate senior apartments to meet the growing need for moderately priced independent senior housing. The project will include the construction of a 67,000 square foot, 3 story building targeted to independent seniors (70 to 80), and the construction of two 27,000 square foot, 3 story buildings for more active adults (55 to 70). A 2,600 square foot historic home on the property will be preserved and converted into professional office space. The \$10.7 million project is projected to create 2 new FTEs within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. A Public Hearing was held in the Town of Webster on June 20, 2011, at which no comments were received. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, an inducement & final resolution was adopted approving subject project. All Aye.

Rochester Precision Optics, LLC**(Lease/Leaseback with JobsPlus)**

The company was represented by Bill Hurley. Rochester Precision Optics (RPO), a leading optics manufacturer providing components and full optical systems to both defense and commercial markets, was formed in 2005 when it acquired the manufacturing technology, intellectual properties and assets from Kodak Optical Imaging Systems, which was closed due to downsizing. At the time, COMIDA approved assistance for the \$10.9 million project that included acquisition of an existing vacant 64,500 square foot manufacturing facility, improvements and equipment. Total new employment was projected at 75 FTEs. Since 2005, RPO has continued to grow and now employs 146 FTEs. RPO needs to expand their facility by approximately 43,000 square feet and renovate approximately 5,000 square feet to accommodate rapid growth in assembly, manufacturing, engineering and sales functions. The \$6.5 million project is projected to create 130 new FTEs, and will retain 146 FTEs in Monroe County. RPO considered offers from Massachusetts, Ohio or expanding their operation in New Hampshire. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 14 FTEs. RPO will also be purchasing \$4 million in manufacturing equipment, partially funded by an Empire State Development grant of \$750,000. A Public Hearing was held in the Town of Henrietta on June 20, 2011, at which no comments were received. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

On motion made by R. Gerbracht and seconded by S. Moore, minutes for the meeting of May 17, 2011 were reviewed and adopted and approved. All Aye.

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

--eHealth Global Technologies

On a motion made by S. Moore and seconded by R. Gerbracht, a resolution was adopted approving sales tax exemption on a \$57,929 increase in project costs to \$311,358. All Aye.

-The Generosity Store

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving sales tax exemptions on \$10,000 in renovation costs. All Aye.

-St. Ann's Home for the Aged

On a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving consent to lease rooftop space by Bell Atlantic Mobile of Rochester LP. All Aye.

--Wegmans

Wegmans 249 Fisher Road - Corporate Headquarters (1998))

Wegmans 2111 Hudson Ave (1990)

Wegmans 291 Fisher Rd - Maintenance Building (1998)

Wegmans 58 Jetview (1998)

Wegmans 313 Fisher Road (1998)

On a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving termination of the above projects. All Aye.

-Riverview Rochester LLC

On a motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving a change in the scope of the project from 29 housing units to 25 housing units. All Aye.

-Gallina - Southpointe

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving refinancing of mortgage; no additional benefits to the applicant. All Aye.

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