



MINUTES – AGENCY MEETING – July 17, 2012

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

Board Present: T. Mazzullo (Chair), A. Burr, E. Caccamise, C. Campbell,
R. Gerbracht, S. Moore, H. Stuart

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),
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. Mr. Joseph Shields of Ferrara, Fiorenza, Larrison, Barrett & Reitz PC, representing the Greece Central School District (GCSD) noted that a new agreement had been proposed by Wilmorite regarding the custom PILOT for the Greece Ridge Mall, and that the GCSD would consider the offer at their meeting tonight. Mr. Leo Carroll, Town of Greece Assessor's Office, offered comments in support of the agreement. Mr. Dave Garretson, resident of Greece, offered comments in opposition to the proposed PILOT agreement. Mr. George Hubbard, resident of Greece, offered comments regarding public opinion of the granting of tax abatements. Mr. Dennis Wilmot of Wilmorite confirmed that they have amended their proposal for the PILOT and noted that they are encouraged that both parties will be able to resolve this issue and move ahead. There being no further speakers, the Public Forum was closed.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of June 1, 2012 – June 30, 2012. During that time, 75 monthly and 5 follow up visits were conducted. Of the 608 workers that were identified, none were noncompliant on the initial visit. As of June 30, 2012 all monitored sites were compliant. Loewke & Brill delivered signs to 2 new projects.

J. Seil presented the following applications for agency consideration:

155 East Main LLC (Lease/Leaseback with Custom PILOT)
Host Resident Properties LLC/Hilton Garden Inn (Sales Tax Exemption)

The company was represented by Adam Driscoll. The applicant, 155 East Main LLC (155) is proposing to renovate three existing long vacant buildings in the City of Rochester into a 115,000 square foot 106 room Hilton Garden Inn. The \$16 million project, which will include the full renovation of 155-159 East Main Street and the demolition and reconstruction of 25 Stone Street, is projected to create 55 FTEs. 155 is seeking a custom pilot for the project. A related entity, Host Resident Partners LLC, which will be the hotel operator, is seeking sales tax exemption on \$2.3 million to equip and furnish the hotel. The City of Rochester is supportive of the project. A Public Hearing was held in the City of Rochester on July 17, 2012. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. 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 E. Caccamise and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Dannic Holdings LLC (Lease/Leaseback with JobsPlus)

The company was represented by Fred Rainaldi and Ray Helfrich. DANNIC Holdings LLC (DANNIC) is proposing to construct a new 37,000 square foot building at 5035 Ridge Road West in the Town of Parma to be leased to a related entity, Doan Chevrolet (Doan). This new facility will be equipped to promote fuel saving technologies and will include electric car charging stations. The \$5.4 Million project will impact 76 existing employees and is projected to create 3 new FTE within three years. The applicant seeks approval of the JobsPlus property tax abatement. The Town of Parma has provided a letter of support for the project. A Public Hearing was held in the Town of Parma on July 16, 2012. After a brief discussion and on a motion made by H. Stuart and seconded by R. Gerbracht, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Kaplan Container Inc. (Sales and Mortgage Tax only)

The company was represented by Dave Kline. Kaplan Container Inc. (Kaplan) is a major industrial supplier of plastic, fiber and glass containers to a variety of markets, including manufacturing, construction, laboratories and agricultural. As the company has continued to grow, its current space is insufficient. Kaplan proposes to purchase, renovate and equip an existing 57,000 square foot building on 6.18 acres on Jet View Drive in the town of Chili. The \$1,575,000 project is projected to result in the creation of 2 new FTEs in three years. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by E. Caccamise and seconded by H. Stuart, an inducement resolution was adopted approving subject project. All Aye.

Daniel J. Schwab/Distech Systems Inc. (Lease/Leaseback with JobsPlus)

The company was represented by Daniel J. Schwab. Founded in 1991, Distech Systems Inc. (Distech) designs and manufacturers automation equipment for the automotive, machine tool, medical product assembly and packaging, and injection mold markets. The increased manufacturing capacity will enable Distech to meet the current increase in demand for its products. The \$350,000 project is projected to add 4 FTEs to the existing 14 FTEs. The applicant is seeking approval of the JobsPlus property tax abatement. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

On motion made by R. Gerbracht and seconded by H. Stuart, minutes for the meeting of June 19, 2012 were reviewed and adopted and approved. All Aye.

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

Miscellaneous:

- QP LLC

On a motion made by H. Stuart and seconded by R. Gerbracht, a resolution was adopted approving an increase in the mortgage tax from \$630,000 to \$800,000. All Aye.

-747 South Clinton

On a motion made by H. Stuart and seconded by R. Gerbracht, a resolution was adopted approving an increase in mortgage tax abatement of \$13,931. All Aye.

-Thomas Creek Enterprises Inc.

On a motion made by R. Gerbracht and seconded by E. Caccamise, a resolution was adopted approving an amendment to the project originally approved May 2011. Total project amount decreases to \$1.2 million from \$3.4 million, and applicant requests only sales and mortgage tax exemptions. All Aye.

-3750 Monroe Avenue/Maximus

On a motion made by H. Stuart and seconded by E. Caccamise, a resolution was adopted approving an increase in the mortgage amount to \$9,602,693. All Aye

- LiDestri/1150 Lee Road LLC

On a motion made by C. Campbell and seconded by E. Caccamise a resolution was adopted approving a special PILOT. All Aye.

-Greece Town Mall LP

On a motion made by A. Burr and seconded by H. Stuart, a resolution was adopted for a provisional approval of a custom PILOT contingent on approval by the Greece Central School District. All Aye.

There being no further business, on a motion made by R. Gerbracht seconded by H. Stuart, the meeting was adjourned.