



DRAFT

MINUTES – AGENCY MEETING – July 18, 2017

Time & Place: 12:00 Noon, Gates Town Hall,
1605 Buffalo Road, Rochester, New York

Board Present: A. Burr (Chair), G. Collins, A. Meleo, T. Milne, J. Popli, M. Worboys-Turner

Board Excused: P. Buckley

Also Present: J. Adair (Executive Director), R. Baranello Endress, Esq., Harris Beach

Chair Burr called the meeting to order. Mary Worboys-Turner led the Pledge of Allegiance.

On motion made by M. Worboys-Turner and seconded by G. Collins, minutes for the June 20, 2017 were reviewed, adopted, and approved. All Aye.

There were no verified exemptions to report.

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of June 1, 2017 – June 30, 2017. During that time, 60 monthly and 5 follow up visits were conducted. Of the 297 workers that were identified, 17 were noncompliant on the initial visit. As of June 30, 2017 all monitored sites were compliant. Loewke & Brill did not deliver any new signs.

Jeffrey Adair, Executive Director presented the following applications for agency consideration:

Allied Frozen Storage **JobsPlus Property Tax Abatement**

Allied Frozen Storage, Inc., a real estate holding company, will be leasing 146,000 square feet to SatisPie, LLC (SatisPie) for the expansion of manufacturing, finishing, and freezing of pies. SatisPie, who distributes its pies to wholesale accounts across the United States, is proposing to renovate and install production lines and 46,000 square feet of frozen storage capacity at 4 Owens Rd. in the Village of Brockport. Their current location in the Town of Henrietta will remain in operation. SatisPie considered relocating to Canada or North Carolina. The \$9.25 million project will retain 58 FTEs and is projected to create 57 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement, which has a job creation requirement of 6 FTEs. SatisPie is seeking approval of sales tax exemptions on materials, non-manufacturing equipment, furniture and fixtures. The Benefit/Incentive ratio is 29:1.

This project was represented by Mike Pinkowski from SatisPie and Drew Blum from Allied Frozen Storage.

A Public Hearing was held in the Village of Brockport on July 13, 2017. SEQR has been determined to be a Type II Action. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. A motion was made by J. Popli and seconded by M. Worboys-Turner, for an inducement and final resolution approving sales tax exemptions and real property tax abatement. All Aye.

Circle Street Development

JobsPlus Property Tax Abatement

Circle Street Development II (Circle Street), a real estate holding company, is proposing to consolidate The Pike Companies Limited (Pike) operations, currently located in Henrietta and the City of Rochester to one location in the City of Rochester. Pike began operations in 1873 and provides design, building and project management services for the manufacturing, healthcare, higher-education and energy industries. The \$7.4 million project will involve 9 parcels in the reconfiguration, renovation and buildout of a 65,000 square foot building to accommodate offices, and warehouse. Additionally, Circle Street has demolished the former Staub's Dry Cleaner Building (a brownfield site), and will create additional parking. The project will impact 300 and is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement, sales tax and mortgage recording tax exemption. The job creation requirement is 30 FTE. The Benefit/Incentive ratio is 12.6:1.

The company was represented by Bill Tehan from The Pike Companies.

A Public Hearing was held in the City of Rochester on July 14, 2017.

Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. SEQR has been determined to be a Type II Action. A motion was made by G. Collins and seconded by T. Milne, for an inducement and final resolution approving sales tax exemptions and real property tax abatement. M. Worboys-Turner abstained. All others Aye.

OFD Foods, LLC

Green JobsPlus Property Tax Abatement

OFD Foods, LLC (OFD), who is headquartered in Albany, Oregon, manufactures freeze dried products. OFD is proposing to construct a 42,000 square foot production facility in the Town of Henrietta to service their east coast and mid-west customers. OFD's products include food, pharmaceutical and biological materials for commercial, military and consumer markets. The Company considered multiple locations throughout the US for their expansion. The project is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of Green JobsPlus property tax abatement and a sales tax exemption. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 3.4:1.

The company was represented by Kelly Goforth.

A Public Hearing was held in the Town of Rush on July 14, 2017.

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 A. Meleo and seconded by G. Collins, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by M. Worboys-Turner and seconded by J. Popli, an inducement resolution and final resolution for exemption from sales and mortgage recording tax was adopted approving the subject project. All Aye.

REO Holdings LLC

JobsPlus Property Tax Abatement

REO Holdings LLC and Center City Place LLC (REO & CCP) own 131 – 163 State St. in the City of Rochester, located between Church and Allan Streets. REO & CCP are proposing to rehabilitate and renovate the 6 parcels on State Street that were originally constructed in the early 1900's. The parcels have been substantially vacant for nearly 30 years. The 55,000 square foot mixed use project will create commercial/retail space on the first floor, and 54 market rate apartments on the upper stories. The \$7 million project has received a \$950,000 grant from RestoreNY and qualifies for state and federal historic tax credits. The project is supported by the City of Rochester as it will add vitality to the City Center while preserving the historic character of the buildings. The project will impact 8 FTEs and is projected to directly create 2 new FTEs over the next three years. Additional jobs will be created by new commercial tenants. The applicant is seeking approval of JobsPlus property tax abatement, as well as sales and mortgage recording tax exemptions. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.4:1.

The company was represented by Antonio Cilino.

A Public Hearing was held in the City of Rochester on July 14, 2017.

Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. SEQR has been determined to be a Type II Action. A motion was made by G. Collins and seconded by A. Meleo, for an inducement and final resolution approving sales tax exemptions and real property tax abatement. All Aye.

J. Adair, Executive Director, presented the following items for Agency Action:

Miscellaneous:

RH Apartments, LP

A motion was made by M. Worboys-Turner and seconded by G. Collins, to transfer via assumption the existing PILOT from the current owner, RH Apartments, LP to Rochester Highlands New York, LLC. The project was originally approved at the November 2005 COMIDA board meeting. The applicant is not seeking additional benefits. All Aye.

Legacy at Erie Townhomes, LLC

A motion was made by T. Milne and seconded by J. Popli, to transfer via assumption the existing PILOT from the current owner, Legacy at Erie Townhomes, LLC to Rochester Erie Station Owner, LLC. The project was originally approved at the July 2006 COMIDA board meeting. The applicant is not seeking additional benefits. All Aye.

Legacy at Erie Station, LLC

A motion was made by M. Worboys-Turner and seconded by J. Popli to transfer via assumption, the existing PILOT from the current owner, legacy at Erie Station, LLC to Rochester Erie Station Owner, LLC. The project was originally approved at the July 2006 COMIDA board meeting. The applicant is not seeking additional benefits. All Aye.

Legacy at Maiden Park, LLC

A motion was made by G. Collins and seconded by T. Milne to transfer via assumption the existing PILOT from the current owner, Legacy at Maiden Park, LLC to Rochester Maiden Park Owner, LLC. The project was originally approved at the May 2015 COMIDA board meeting. The applicant is not seeking additional benefits. All Aye.

Charlotte Harbortown Homes Associates, L.P.

A motion was made by M. Worboys Turner and seconded by J. Popli to approve a Rooftop Lease and Assignment Agreement for the Rivers Street Property that grants a ninety-nine year lease of the Company's rights and interests in certain customer agreements to Crown Castle AS LLC. All Aye.

Termination: Legacy at Parklands, LLC

A motion was made by T. Milne and seconded by A. Meleo, to approve termination of PILOT agreement and related documents. All Aye.

There were no discussion items presented by Jeffrey Adair, Executive Director.

Chair Burr informed that board that Jay Popli will represent Imagine Monroe on the HTR Board of Directors.

There were no public comments.

Upon motion by J. Popli, seconded by T. Milne, the board approved going into Executive Session for the purpose of discussing matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

Upon motion by A. Meleo, seconded by G. Collins, the board approved reconvening the regular meeting.

There being no further business, on a motion made by A. Meleo, seconded by G. Collins, the meeting was adjourned.