

# **MINUTES – AGENCY MEETING – August 16, 2011**

| Time & Place:  | <ul><li>12:00 Noon, Ebenezer Watts Conference Center,</li><li>49 S. Fitzhugh Street, Rochester, New York</li></ul> |
|----------------|--|
| Board Present: | T. Mazzullo (Chair), A. Burr,<br>R. Hurlbut, S. Moore, H. Stuart   |
| Also Present:  | J. Seil (Executive Director),<br>E. Liberti, M. Townsend, Esq.   |

Chair Mazzullo called the meeting to order. R. Hurlbut led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. There being no speakers, the Public Forum was closed.

Mike Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of July 1, 2011 – July 31, 2011. During that time, 68 monthly visits and 1 follow up visit were conducted. Of the 718 workers that were identified, two were noncompliant on the initial visit. As of July 31, 2011 all monitored sites were compliant. Loewke & Brill delivered signs to 4 new projects.

J. Seil presented the following applications for agency consideration:

### Germanow-Simon Corporation (Sales Tax Only)

The company was represented by Andy Germanow. Germanow-Simon Corporation (GSC) is a manufacturing business comprised of G-S Plastic Optics, a molder and fabricator of precision polymer optical components and Tel-Tru Manufacturing Company, a manufacturer of instruments for industrial process applications. GSC was founded in 1916 and has occupied a 34,000 square foot, multi-story building at 408 St. Paul Street since 1920. GSC is proposing to renovate the 130 year old building to create additional manufacturing space and improve efficiency. The project is expected to include the rehabilitation of the 1<sup>st</sup> and 3<sup>rd</sup> floors, installation of an elevator, façade improvements, capital equipment purchases and the construction of a 1,300 square foot addition. The \$2,450,000 project will impact 78 existing employees and is projected to create 15 new FTE within three years. 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 H. Stuart and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by H. Stuart and seconded by A. Burr, an inducement resolution was adopted approving sales tax exemptions for the subject project. All Aye.

| Capricorn Ventures, LLC    | (Lease/Leaseback)           |
|----------------------------|-----------------------------|
| Entity to be formed (ETBF) | (Sales Tax Exemptions Only) |

The company was represented by Andy Gallina and Mike Krupnicki. Capricorn Ventures, LLC (Capricorn) will be expanding their 11,000 square foot facility located at 115 FedEx Way in the Town of Gates. The building is occupied by a related company, Mahany Welding Supply Co., Inc. (Mahany), which specializes in the distribution, sales and services of welding related supplies and equipment. Mahany also uses the facility for training welders. Mahany will be utilizing the 5,000 square foot addition to expand manufacturing and training space. The Entity to be formed (ETBF) will be purchasing \$95,000 in welding and glass blowing equipment to begin training blacksmiths and glass blowers. Mahany currently employs 11 FTE and expects to create 3 new full-time positions. Capricorn seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject expansion project for Capricorn Ventures and sales tax exemptions for ETBF. All Aye.

#### Chaney Properties Webster, LLC (Sales and Mortgage Tax Only)

The company was represented by Don Gould. Chaney Properties, LLC will be purchasing an existing 374,000 square foot facility located at 855 Publishers Parkway in the Town of Webster to provide additional manufacturing and design space for its related entity, Calvary Design Team Inc. (Calvary). Calvary, which designs and manufactures automation equipment for the healthcare, consumer products, automotive, solar and sensor industries, needs the additional space to facilitate existing work and anticipated future growth. The \$6.6 million project includes acquisition, renovation and equipment. Calvary currently employs 140 and projects 45 new jobs over three years. 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 R. Hurlbut and seconded by A. Burr, an inducement resolution was adopted approving sales tax exemption and mortgage tax exemption subject project. All Aye.

### ITT Space Systems, LLC (Sales Tax Only)

The company was represented by Tina Zinger & Andrea Quercia. ITT Space Systems, LLC (ITT) headquartered in Rochester, is an integral part of the US industrial base in the intelligence, surveillance, reconnaissance and space exploration. ITT operates in three locations throughout Monroe County. The current headquarters location is leased and does not meet the needs of the organization. ITT entered into a multi-state site selection process to determine the location of their future headquarters. ITT ultimately decided to remain in Monroe County and will be leasing an additional 120,000 square feet at the Rochester Technology Park in the Town of Gates in Building 5. As a result, Monroe County will retain 600 jobs in the areas of administration, research and engineering that were at risk for relocation out of state. ITT will also be renovating several facilities at Building 6 at RTP and Building 601 on Lee Road in the Town of Greece. Cost of renovation and equipping the facilities is \$12.9 million. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, an inducement resolution was adopted approving sales tax exemptions for the subject project. All Aye.

On motion made by A. Burr and seconded by R. Hurlbut, minutes for the meeting of July 19, 2011 were reviewed and adopted and approved. All Aye.

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

#### Miscellaneous:

#### -ETA Chapter 2

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving mortgage tax exemption on a \$600,000 mortgage for this project originally approved in 2010. All Aye.

## -760 Brooks Ave.

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving a one year extension for sales tax benefits through August 2012 for this project. All Aye.

#### -2064 Nine Mile Point Associates

On a motion made by A. Burr and seconded by H. Stuart, a final resolution was adopted approving a \$2,725,000 increase in project costs to \$5,783,000. A Public Hearing was held in the Town of Penfield on August 8, 2011. All Aye.

#### -200 Holleder Parkway

On a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving termination of the lease and deeding property back to owner. All Aye.

There being no further business, on a motion made by R. Hurlbut and seconded by A. Burr, the meeting was adjourned.