



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – November 19, 2013

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, J. Popli

Board Excused: None

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

Chair Mazzullo called the meeting to order. C. Campbell led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Patricia Saxe offered comments against corporate welfare, provision of benefits to a hotel, warehouse and Eastman Business Park and the impact on Monroe County tax revenues. Joanne Sasse offered comments regarding disclosure of beneficiaries, incentives and amount of tax relief, board member attendance at public hearings and the impact of incentives on Monroe County tax revenues. 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. The Bonadio Group has received four requests for exemption from the local labor requirements; Jefferson Hotel – Warranty and Flatts LLC, Rochester Central School District Modernization and Xerox – Specialized construction in which a local contractor is not available. Mr. LaFountain reported that upon review, the Bonadio Group found the requests valid.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of October 1, 2013 – October 31, 2013. During that time, 71 monthly and 10 follow up visits were conducted. Of the 410 workers that were identified, ten were noncompliant on the initial visit. As of October 31, 2013 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project.

J. Seil presented the following applications for agency consideration:

Linton Crystal Technologies Corp

Sales Tax Exemption

The company was represented by Rick Webb. Linton Crystal Technologies Corp. (Linton) sells and services silicon crystal growing equipment and related accessories. Utilizing technology from the former Kayex Corporation, which closed in May 2013, Linton will also be conducting research and development for silicon crystal growing furnaces for the semiconductor and solar/photovoltaic industries. In order to accommodate these R&D activities, Linton is proposing to renovate and equip a 21,000 square foot building on 1.4 acres in the Town of Brighton. The \$668,000 project will impact 9 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. 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 C. Campbell and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Van Hook Service Co., Inc.**Sales Tax Exemption**

The company was represented by Ed Van Hook. Van Hook Service Co., Inc. (VH), founded in 1973, provides industrial, commercial and public sector refrigeration and air conditioning services. VH is proposing to purchase eight fleet vehicles. VH currently employs 40 FTEs and expects to create 3 new full-time positions. VH has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by J. Popli and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

Homestate Asset Management LLC**Lease/Leaseback with Shelter Rents PILOT**

The company was represented by Adam Driscoll. Homestate Asset Management LLC, a local real estate development company, is renovating the 225,000 square foot apartment building at 111 East Avenue in the City of Rochester. Renovations include code compliance, health and safety improvements, 900 new windows and new HVAC system. The \$15,000,000 project will impact 4 FTEs and is projected to create 4 new FTEs over the next three years. Bret Garwood, of the City of Rochester, offered comments regarding their request of COMIDA to provide a ten year Shelter Rents abatement for this formerly distressed property. A Public Hearing was held in the City of Rochester on November 19, 2013. Executive Director Seil read Ms. Sasse's written comments objecting to provision of benefits to the project. After a brief discussion and on a motion made by J. Popli and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Anthony J. Costello & Son (Spencer) Development LLC**Lease/Leaseback with Custom Abatement**

The company was represented by Anthony Costello. Anthony J. Costello & Son (Spencer) Development LLC, a local real estate development group, is proposing the redevelopment of the approximately 45 acre campus of the former Monroe County Tuberculosis (Iola) Sanatorium located at the southeast corner of Westfall and East Henrietta Roads in the City of Rochester. The CityGate project will include over 550,000 square feet of new construction development that includes a mix of retail, commercial, hospitality and residential uses consisting of: a 150-room hotel, a 300-unit apartment complex (including 20 affordable housing apartments), approximately 78,000 square feet of retail store space on 8-10 building pads and approximately 100,000 square feet of office/retail space located on the first floors of canal front mixed use buildings and a "street of shops", together with improvements to the open spaces and the canal, a 560-vehicle parking garage and an RGRTA Transit Center. The \$101 Million project is projected to create 255 new FTEs over the next three years. Extensive site and infrastructure improvements required by the project create economic feasibility issues. Thus, the City of Rochester has asked COMIDA to consider a custom abatement for the project. A Public Hearing was held in the City of Rochester on November 19, 2013. Executive Director Seil read Ms. Sasse's written comments objecting to provision of benefits to the project. Ms. Seil also noted that Evelyn Evans had attended the Public Hearing and expressed concerns regarding the relocation of the Monroe County Youth Detention Center. 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 C. Campbell and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by J. Popli, 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 October 15, 2013 were reviewed and adopted and approved. All Aye.

Executive Director Seil noted that Mr. Garwood has accepted a new position and she thanked him for his work as a partner in Economic Development.

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

Terminations:

--298 State Street/Asset Two LLC

On a motion made by R. Gerbracht and seconded by J. Popli, a resolution was adopted approving the termination of the above named projects. All Aye.

Miscellaneous:

-300 State Street/Asset One LLC

On a motion made by J. Popli and seconded by c. Campbell, a resolution was adopted approving real property exemption for Callfinity build out approved March 2010. All Aye.

--PKG Equipment, Inc./Pontarelli Associates

On a motion made by A. Burr and seconded by J. Popli, a resolution was adopted approving a \$60,000 increase in project costs to \$160,000. Original approval February, 2013 at \$100,000. All Aye.

--Boulder Point Developers

On a motion made by E. Caccamise and seconded by J. Popli, a resolution was adopted approving reinstatement of PILOT agreement. All Aye.

--Howitt Paul Road LLC

On a motion made by J. Popli and seconded by E. Caccamise, a resolution was adopted approving mortgage and sales tax exemption on \$1,400,000 increase in project costs. Original approval June 2011 at \$8 Million. All Aye.

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