

MINUTES – AGENCY MEETING – December 17, 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, J. Popli

Board Excused: S. Moore

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

Chair Mazzullo called the meeting to order. J. Popli led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Bob Warth offered comments opposing the project expressing concerns regarding the benefits and success of the project. Shawn Griffin, Harris Beach PLLC, offered comments regarding the history of retail limitations and on IDA projects and the “tourist designation” exemption. Mr. Griffin noted that the proposed PILOT offers cost certainty to the developer as well as the taxing jurisdictions and will incent a \$30 Million investment. Joanne Sasse offered comments regarding the creativity of the Wilmorite group, the voting record of the COMIDA board members, Monroe County financial ratings, and asked the board to postpone the vote on the project. Dennis Wilmot offered comments regarding the application. Mr. Wilmot noted that the proposed PILOT includes an annual escalator which exceeds the historical average and that the BonTon building will be vacated early in 2014. Mr. Wilmot noted that the projections regarding the Regional Anchor store draw from outside the adjacent counties is based on Wilmorite’s experience with similar anchors at their Eastview property including LL Bean and Von Maur. Mr. Wilmot noted that the project is critical to the success and vitality of Monroe County’s largest retail corridor, and is in the interest of all parties to prevent further erosion in the assessed value of the mall as well as surrounding properties. 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 November 1, 2013 – November 30, 2013. During that time, 51 monthly visits were conducted. Of the 312 workers that were identified, none were noncompliant on the initial visit. As of November 30, 2013 all monitored sites were compliant.

J. Seil presented the following applications for agency consideration:

Quality Vision International, Inc.

The company was represented by Tom Illes. Quality Vision International (QVI) designs and manufactures optical and multisensor coordinate measuring machines used by manufacturers to measure and inspect their products for quality and process control. Founded in Rochester in 1945, QVI was previously known as Optical Gaging Products and Automation Gages. QVI is proposing to add 17,500 sq. ft. to their existing 250,000 sq. ft. facilities in the City of Rochester to house an expanded assembly department. QVI employs 285. The \$2 Million project will impact 30 FTEs and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 3 FTEs. A Public Hearing was held in the City of Rochester on December 17, 2013. 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 E. Caccamise and

seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye. On a motion made by C. Campbell and seconded by J. Popli, a resolution was adopted approving SEQR for the subject property. All Aye.

The Marketplace/BTMPM, LLC

The company was represented by Dennis Wilmot. The Marketplace/BTMPM, LLC is proposing the redevelopment of the existing 1 million sq. ft. Marketplace Mall and outlying parcels located on 125 acres in the Town of Henrietta. The \$30 Million project will redevelop the BonTon Store, the former DSW building and the former theater parcel to accommodate "Regional Draw Anchor" tenants which the developer projects will draw a significant number of visitors from outside Monroe County. The new tenants project to create 170 new FTEs over the next three years. Executive Director Seil recapped the comments offered at a Public Hearing that was held in the Town of Henrietta on December 16, 2013. Executive Director Seil noted that the project, as originally proposed, included a 25 year custom PILOT. She further noted that based on input from the affected taxing jurisdictions, as well as comments offered at the Public Hearing, the proposed PILOT was revised to 20 years and included conditions applicable to replacing an Anchor Tenant, termination of the PILOT upon sale, transfer or assignation of the mall, any new value outside of the project will be assessed at the full value. The revised proposed project has a 4.6:1 ratio. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After an extended discussion and on a motion made by E. Caccamise 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 J. Popli, an inducement resolution was adopted approving subject project. All Aye.

On motion made by E. Caccamise and seconded by R. Gerbracht, minutes for the meeting of November 19, 2013 were reviewed and adopted and approved. All Aye.

Executive Director Seil noted that COMIDA, as well as Monroe County, have been significant contributors to the Greater Rochester Enterprise since its formation. Since 2006, COMIDA contributions have totaled \$1.3 Million. On a motion made by A. Burr and seconded by E. Caccamise, a motion was approved for a 2014 contribution to GRE in the amount of \$50,000.

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

Modifications:

- **Erie Station 250 LLC**
- \$635,558 increase in project costs to \$4,657,058. Project originally approved May 2013 at \$4,021,500.
- **The Outdoor Group LLC**
- \$55,000 increase in project costs to \$5,055,000. Project originally approved August 2013 at \$5,000,000.
- **Fee Brothers Inc.**
-\$34,000 increase in project costs to \$568,406. Project originally approved August 2013 at \$534,406.

On a motion made by J. Popli and seconded by C. Campbell, a resolution was adopted approving the increases for the above named projects. All Aye.

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