



MINUTES – AGENCY MEETING – December 30, 2008

Time & Place: 11:00am, Ebenezer Watts Conference Center,
49 S. Fitzhugh Street, Rochester, New York

Board Present: T. Mazzullo (Chair), E. Caccamise,
R. Hurlbut, S. Moore, H. Stuart

Also Present: J. Seil (Executive Director), W. Zyra (President, 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. Ray Tierney offered favorable comment with regard to the Bersin project, however he expressed a concern about the true net gain in sales and income taxes from the project. There being no further speakers, the Public Forum was closed.

J. Seil presented the following applications for agency consideration:

USAirports Flight Support South, LLC (EquiPlus)

The company was represented by Anthony Costello. USAirports Flight Support South, LLC (USAirports) provides aviation services to the Monroe County Airport. Services include aircraft fuel, oil line maintenance, repairs, deicing and flight support. USAirports is purchasing the assets of Landmark Aviation for \$1,200,000 and will retain 31 employees at Landmark. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, an inducement resolution was adopted approving subject project. All Aye.

Bersin Properties LLC (Informational Summary)

Executive Director Seil noted that COMIDA conducted a Public Hearing in the Town of Irondequoit on December 29, 2008. Present at the meeting were representatives of Bersin Properties LLC, COMIDA counsel Michael Townsend, COMIDA Board member Hank Stuart and Executive Director Seil.

There were approximately 16 speakers at the hearing. Concerns were raised over the market study conducted as to the viability of the expansion, depletion of the tax base due to special tax abatement, fire district cost increases, perceived safety concerns at the Mall, and meeting time of the public hearing. Positive statements were made regarding the mixed use and creativeness of the project, need to protect an asset in the community with a significant investment, and redevelop of this project is necessary to protect the tax base.

It was noted that zoning questions, fire safety issues, structure of the mall are issues addressed by the Town at Zoning, Planning and Town board meetings. All construction is subject to NYS Building Codes. There will be another public hearing for this project upon completion of SEQ, and it will be held at night to accommodate those concerned citizens that work during the day. A transcript of the Public Hearing will be made available to the board upon completion.

The company was represented by John Caruso of Passero Associates, Greg Lane, attorney and Jim LeBeau as spokesperson. Mr. Caruso presented an Informational Summary regarding the project. Bersin Properties LLC (Bersin) is the property owner of the Medley Centre mall in the town of Irondequoit, New York. Bersin plans to revitalize the existing 784,000 square foot mall and expand with 546,000 square feet for new retail space. Additionally, Bersin plans to construct approximately 420 hotel rooms, 330 residential apartment units, 195,000 square feet of office space and 158,000 square feet of theater, restaurant and other mixed use space. The project will be constructed in one or more phases and will include demolition of portions of the existing mall. The project is projected to create 600 FTEs jobs within the first three years of completion of the project. Upon completion of the presentation, Chair Mazzullo and board members inquired about potential tenants, market studies completed, planned hotels, proposed apartment/condominiums, and synergies with the nearby Rochester General Hospital.

Bersin will be seeking sales and mortgage tax exemption, as well as a custom payment in lieu of tax agreement (PILOT). The terms of the PILOT agreement with Monroe County, the Town of Irondequoit and the East Irondequoit school district have yet to be determined.

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