



## MINUTES – AGENCY MEETING – May 17, 2011

Time & Place: 12:00 Noon, Ebenezer Watts Conference Center,  
49 S. Fitzhugh Street, Rochester, New York

Board Present: R. Hurlbut (Acting Chair), A. Burr, R. Gerbracht  
S. Moore

Also Present: J. Seil (Executive Director), A. Daniele (Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

Acting Chair Hurlbut called the meeting to order. J. Seil led the Pledge of Allegiance.

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

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of April 1, 2011 – April 30, 2011. During that time, 64 monthly visits were conducted and 1 follow-up visit. Of the 371 workers that were identified, one was noncompliant on the initial visit. As of April 30, 2011 all monitored sites were compliant. Loewke & Brill delivered signs to 5 new projects.

J. Seil presented the following applications for agency consideration:

### **Franklin Properties, LLC (Lease/Leaseback with Custom PILOT)**

The company was represented by Doug Sutherland. Franklin Properties, LLC is proposing to acquire and renovate the Lincoln Alliance Building in the City of Rochester. The \$21 million historic rehabilitation project will restore many key features of the 15-story, 190,000 square foot tower that was built in 1926. The building will be converted into a residential mixed-use facility with 40,000 square feet of commercial space and 113 market-rate one and two bedroom apartments. The City of Rochester has agreed to a custom PILOT for the facility. A Public Hearing was held May 17, 2011 in the City of Rochester. After a brief discussion and on a motion made by A. Burr and seconded by R. Gerbracht, an inducement and final resolution was adopted approving subject project. All Aye.

### **Boulder Point Developers, Inc. (Lease/Leaseback with JobsPlus)**

The company was represented by John Gizzi. Precise Tool and Manufacturing Inc. (Precise Tool) is a family owned and operated, state of the art CNC machine shop operating in Gates the last 35 years. The company specializes in the manufacture of precision machined components for power generation, aerospace, defense, medical, and oil and gas industries. Precise Tool is proposing to expand their existing 100,000 square foot facility with a 40,000 square foot addition for manufacturing. The \$470,000 project will impact 95 existing employees and is projected to create 15 new FTE within three years. After a brief discussion and on a motion made by S. Moore 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 A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

**Thomas Creek Enterprises, Inc. (Lease/leaseback with JobsPlus)**

The company was represented by Paul Durso. Thomas Creek Enterprises, Inc. (TCE) owns and operates Thomas Creek Ice Arena (TCIA) a 50,204sq. ft. facility located on 24.3 acres in the Town of Fairport. TCIA currently has two indoor skating rinks. The facility is home to Perinton Youth Hockey and serves as host for a variety of high schools, adult and youth hockey leagues and several tournaments. TCE intends to invest \$3.4 million to construct a 33,000 sq. ft. addition that includes a third ice rink, expanded lobby, office space, locker rooms and a new Off-Ice Training Center. TCIA currently employs 21 FTE and expects to create 3 new full-time positions. A Public Hearing was held in the Town of Perinton on May 16, 2011. After a brief discussion and on a motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Gerbracht and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

**John R. Billone, Entity to be Formed (Lease/leaseback with JobsPlus)**

The company was represented by John Billone Jr. The applicant is proposing to acquire and renovate the East Avenue Inn, which is situated on 2.38 acres at the corner of East Avenue and Alexander Street in the City of Rochester. The 58,437 square foot hotel consists of four connected buildings which will be converted into 46 suites and 66 regular rooms. The property also includes a 10,000 square foot commercial building which will be renovated and subdivided for tenants. The \$4 million project is expected to impact 9 existing employees. A Public Hearing was held in the City of Rochester on May 17, 2011. After a brief discussion and on a motion made by A. Burr and seconded by R. Gerbracht, an inducement and final resolution was adopted approving subject project. All Aye.

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

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

**Terminations:**

- Jetview Properties/44 Jetview Drive/Chili
- Rochester Drug Cooperative Inc./50 Jetview Drive/Chili
- Norman Holland/345 Paul Road/Chili
- DiMarco Family Chili LLC/355 Paul Road/Chili
- Piano Works/Broadstone Real Estate/East Rochester
- Ten Carriage Street/10 Carriage Street/Mendon
- Honeoye Falls Plaza Real Estate Inc./166 W. Main Street/Mendon
- Wegmans/3195 Monroe Ave./Pittsford
- Johnson & Johnson/130 Indigo Creek/Greece
- J&J/100 Indigo Creek/Greece
- Pioneer/125 Indigo Creek/Greece
- Gannett/301 Longleaf Blvd./Greece
- Summit/100 Marina Drive/Greece
- RG&E/2219 Ridgeway Ave./Greece
- 300 Canal/7 parcels vacant land/Greece
- Tops Markets Inc. - Maiden Associates/Mt. Read Blvd./Greece
- CP Partners/100 Pinewild/Greece
- HUB/Bryant Stratton/150 Bellwood Drive/Greece
- Performance Tech./Vacant parcel/Greece
- 600 Mile Crossing/Gallina/ITT Flygt
- ClearChannel/Citicasters
- Hub Properties/Performance Technologies

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

**Miscellaneous:**

-Fitzhugh Associates, LLC

On a motion made by R. Gerbracht and seconded by a. Burr, a final resolution was adopted approving subject project. All Aye.

**-DI Associates – Refinance & Mortgage Tax Exemption**

On a motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving the refinance and mortgage tax exemption for the above project. All Aye.

**-Eagles Landing/Additional Tenant – Building #4 –Lumetrics**

**-Eagles Landing/Additional Tenant – Building #2 – Eflooring**

On a motion made by R. Gerbracht and seconded by S. Moore, a resolution was adopted approving the additional tenants for the above named projects. All Aye.

**-Bersin Properties/Execution of new mortgage**

M. Townsend noted that he has been in discussion with the attorneys for this project, and he expects that next month's agenda will include approval of a \$135 Million financing package.

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