

MINUTES – AGENCY MEETING – May 21, 2013

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

Board Present: T. Mazzullo (Chair), E. Caccamise, C. Campbell,
R. Gerbracht, S. Moore

Also Present: J. Seil (Executive Director), R. Yolevich (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. There being no speakers, the Public Forum was closed.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of April 1, 2013 – April 30, 2013. During that time, 71 monthly visits were conducted. Of the 331 workers that were identified, none were noncompliant on the initial visit. As of April 30, 2013 all monitored sites were compliant. Executive Director Seil noted that Loewke Brill reviewed the required COMIDA signage with the Fitzhugh Associates project and will be reviewing it with the LeFrois/1350 SR/ATD project.

J. Seil presented the following applications for agency consideration:

Gallina Cambridge LLC Lease/Leaseback with JobsPlus

The company was represented by Andrew Gallina. Gallina Cambridge LLC (Gallina), a local commercial real estate developer, is proposing to complete the build out of an existing 34,000 square foot commercial building on nine acres in the Town of Brighton. The initial tenant, Moore & Associates Inc., a local real estate brokerage firm, will occupy approximately 3,746 square feet to accommodate growth of its administrative, IT and marketing staff. Moore currently employs 4 FTEs and is projected to create 1 new FTE over the next three years. Gallina is seeking approval of the JobsPlus property tax abatement program. A Public Hearing was held in the Town of Brighton on May 20, 2013. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by C. Campbell and seconded by R. Gerbracht, a resolution was adopted approving SEQR for the subject property. S. Moore Abstained. All others Aye. On a motion made by R. Gerbracht and seconded by E. Caccamise, an inducement and final resolution was adopted approving subject project. S. Moore Abstained. All others Aye.

Upon invitation from the Chair, Mr. Gallina reviewed his 1 East Avenue penthouse project which is available as private event space. Mr. Gallina noted that the project was undertaken with private investment, with no assistance provided by COMIDA.

Erie Station 250 LLC
eHealth Technologies

Lease/Leaseback with JobsPlus
Sales Tax Exemptions

The company was represented by Gary Izzo & Greg Foust. Erie Station 250 LLC, a local commercial real estate developer, is proposing to construct a 36,000 square foot building on 9.75 acres in the Town of Henrietta. The facility will be leased to eHealth Technologies, a medical record retrieval and electronic delivery service. The \$4,021,500 project will impact 95 FTEs and is projected to create 60 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 10 FTEs. eHealth is seeking sales tax exemption on \$495,000 of equipment, furniture and fixtures for the new location. A Public Hearing was held in the Town of Henrietta on May 20, 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 C. Campbell and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. S. Moore abstained. All others Aye. On a motion made by R. Gerbracht and seconded by E. Caccamise, an inducement and final resolution was adopted approving subject project. S. Moore abstained. All others Aye.

Elmgrove Ventures LLC

Lease/Leaseback with JobsPlus

The company was represented by Andrew Gallina. Elmgrove Ventures LLC is proposing to purchase and renovate an existing 49,700 square foot building in East Rochester, NY. The property will be leased to a related entity, Total Sports Experience and will include a boarded turf field, multiple turf training areas and community rooms. Programming at TSE will focus on youth instructional programs, soccer and lacrosse leagues and training time for all turf sports, birthday parties and special events. This new facility will also attract regional participation in tournaments and events. In addition, the building will house Power Train Sports, a personal training provider, which will occupy 7,284 square feet. The \$2.5 Million project is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 1 FTE. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by R. Gerbracht and seconded by E. Caccamise, an inducement and final resolution was adopted approving subject project. All Aye.

Structural Remediation Services, Inc. **EquiPlus**

The company was represented by Victoria Damon. Structural Remediation Services Inc. (SRS), was founded in 2009 and offers a wide range of specialized construction services for Owners and General Contractors. SRS, a New York State Certified Disadvantaged Business Enterprise and a New York State Certified Women-Owned Business Enterprise, is qualified to perform both heavy highway and building trades construction, both in the municipal and private sector. SRS is proposing to purchase approximately \$160,000 of construction equipment. SRS currently employs 10 FTEs and expects to create 1 new full-time position. SRS has been approved for the GreatRate 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 E. Caccamise and seconded by C. Campbell, an inducement and final resolution was adopted approving subject project. All Aye.

iCardiac Technologies Inc.

EquiPlus

The company was represented by Jay Baker. iCardiac Technologies, Inc. (iCardiac) provides drug development companies worldwide with core-lab services for cardiac safety studies. iCardiac is proposing to invest \$300,000 to upgrade their IT equipment. iCardiac currently employs 40 FTEs and expects to create 4 new full-time positions in two years. iCardiac 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 R. Gerbracht and seconded by C. Campbell, an inducement and final resolution was adopted approving subject project. All Aye.

Prince ROC LLC**Lease/Leaseback with Jobs Plus**

The company was represented by Scott Fiske. In 2009, Prince ROC LLC was approved for assistance to renovate and restore a 17,000 square foot building on 1.2 acres in the City of Rochester. The building is leased to a related entity, Brown and Tarantino, LLC. Prince Roc is now proposing to renovate the vacant carriage house which will be leased to tenants including initial tenant, Cognitive Marketing, a communications firm serving colleges, universities, and independent schools. The \$600,000 project will impact 5 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 1 FTE. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by R. Gerbracht and seconded by E. Caccamise, an inducement and final resolution was adopted approving subject project. All Aye.

D4 LLC**Sales Tax Exemptions Only**

The company was represented by Suzanne Argento. D4 LLC (D4) a leading national discovery management, computer forensics and litigation support organization, was approved for COMIDA assistance in 2010 to purchase and renovate an 11,000 square foot building located at 222 Andrews Street in the City of Rochester, to be used as D4's national headquarters. At the time D4 had 25 employees. D4 is now proposing to invest \$30,500 in renovations to 222 Andrews Street. D4 will be leasing additional 5,000 square feet at 214 Andrews Street and investing \$125,000 in renovations to accommodate additional growth. D4 has grown to 61 FTEs and expects to create 2 new full-time positions. Company has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. Upon inquiry by the Chair, the applicant representatives confirmed that she is aware of the Local Labor requirements. After a brief discussion and on a motion made by E. Caccamise and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

On motion made by S. Moore and seconded by E. Caccamise, minutes for the meeting of April 16, 2013 were reviewed and adopted and approved. All Aye.

On motion made by E. Caccamise and seconded by C. Campbell, Rosalind Gerbracht was named as Secretary to the COMIDA Board of Directors.

On a motion made by R. Gerbracht and seconded by E. Caccamise, the board adopted a resolution amending check signing authority to two signatures over \$5,000.00. All Aye.

Executive Director Seil noted that the COMIDA website and applications are both in the process of being revamped.

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

Terminations:

- 300 Cranberry Landing
- 87 North Clinton LLC
- Westfall Park Associates
- Paul Road Business Center
- Gallina Development – 250 Mile Crossing
- Park Crescent Townhomes & Apartments
- Nu-Look Collision
- Tile Wholesalers
- Nalge Nunc

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

Miscellaneous:

-Temple Building LLC

Following a Public Hearing held on May 21, 2013 in the City of Rochester and on a motion made by S. Moore and seconded by C. Campbell, a resolution was adopted approving a PILOT and mortgage tax for subject project. All Aye.

-846 LPR LLC/Bryant & Stratton

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving a \$850,000 increase in project costs to \$8,345,760. All Aye.

-Rochester City School District Modernization Project

On a motion made by E. Caccamise and seconded by R. Gerbracht, a resolution was adopted approving final approval of Bond Resolution for Phase 1B. All Aye.

-10 South Pointe Landing

On a motion made by C. Campbell and seconded by E. Caccamise, a resolution was adopted approving a new tenant, University of Rochester Primary Care. All Aye.

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