



MINUTES – BOARD MEETING – June 20, 2017

Time & Place: 12:00 Noon, Watts Conference Center
47 S Fitzhugh St, Rochester, NY 14614

Board Present: A. Burr (Chair), P. Buckley, G. Collins, J. Popli, M. Worboys-Turner, A. Meleo, T. Milne

Board Excused:

Also Present: J. Adair (Executive Director), M. Geise (Monroe County ED Director), R. Baranello
Endress, Esq., Harris Beach PLLC

Chair Burr called the meeting to order. Mary Worboys-Turner led the Pledge of Allegiance.

On motion made by P. Buckley and seconded by G. Collins minutes for the meeting of April 18, 2017 were reviewed, adopted and approved. All Aye.

Brian Lafountain from Bonadio Group presented to the Board all verified exemptions.

Monitoring Reports for the period of April 1, 2017-May 31, 2017 were submitted by Loewke Brill Consulting Group, Inc. As of May 31, all monitored sites were in compliance at time of inspection. There was no representative from Loewke Brill in attendance.

Jeff Adair welcomed new Board Member Troy Milne.

Todd Oldham from Monroe Community College presented to the Board on the LadderZUP Program. A motion was made by P. Buckley and seconded by A. Meleo to approve execution by the Executive Director and delivery of any and all documents necessary and incidental to implementation of the LadderZUP Program, and consideration paid to Monroe Community College for administration of the program in an amount not to exceed \$355,000.

Jeffrey Adair, Executive Director, presented the following applications for agency consideration:

P & L Linden, LLC

JobsPlus Property Tax Abatement

Representation: Lorrie Gibbons

P & L Linden, LLC (P&L) is proposing to purchase and renovate 800 Linden Avenue in the Town of Pittsford for a related entity, KAFL, Inc. (KAFL). KAFL is a wholesale insurance brokerage agency which offers services in the areas of life, long term care, disability, annuities, and employee benefits to licensed insurance brokers nationwide. The 10,500 square foot facility will provide a more efficient work flow for KAFL, Inc. The project will impact 29 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemptions and property tax abatement on the increase in assessment. The job creation requirement is 3 FTE. KAFL, the tenant, is seeking approval of sales tax exemptions on \$250,000 of purchases for interior renovations, equipment and furniture. The Benefit/Incentive ratio is 5.9:1.

A public hearing was held on May 15, 2017 in the Town of Pittsford.

Upon inquiry, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by M. Worboys-Turner and seconded by J. Popli for inducement and final resolution approving sales and mortgage tax exemptions and PILOT abatement.

All Aye.

Simonetti Properties & Management, LLC

LeasePlus Property Tax Abatement

Representation: Dave Simonetti

Simonetti Properties & Management, LLC (Simonetti), a development company, is proposing to construct an urgent care facility to be operated by the University of Rochester Medical Center/Strong Memorial Hospital (U of R) located at 2047 W. Ridge Road in the Town of Greece. The 5,600 square foot facility will provide outpatient care for the treatment of acute and chronic illnesses and injuries. Simonetti will provide the building shell, and U of R will complete all interior renovations. U of R has received a certificate of need from the NYS Department of Health for this project. The project is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions and property tax abatement. The job creation requirement is 1 FTE. The tenant's purchases are not subject to sales tax. The Benefit/Incentive ratio is 4.7:1.

A public hearing was held on May 15, 2017 in the Town of Greece.

SEQR has been reviewed and process is complete. Upon inquiry, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by J. Popli and seconded by G. Collins to adopt a resolution approving SEQR for the subject property.

All Aye.

A motion was made by M. Worboys-Turner and J. Popli for inducement and final resolution approving sales and mortgage tax exemptions and PILOT abatement.

All Aye.

Quality Vision International, Inc.

Sales Tax Exemption Only

Representation: Tom Illes

Quality Vision International, Inc. (QVI) is in the final phase of a 5-year renovation and expansion project at their campus on Hudson Avenue in the City of Rochester. The current project involves the construction of a 43-space parking lot, a new building to accommodate two production machines, and a new warehouse to store the materials required to build their products. QVI, designer and manufacturer of optical and multisensory coordinate measuring machines, was founded in Rochester in 1945 and has been at the Hudson Avenue location since 1973. The \$2,916,534 project will retain 10 FTEs, and will continue to support the existing 308 employees at this City location. The applicant is seeking approval of a sales tax exemption only on eligible expenditures. The Benefit/Incentive ration is 17.5:1.

A public hearing was not required for this proposal.

SEQR has been reviewed and process is complete. Upon inquiry, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by A. Meleo and seconded by P. Buckley to adopt a resolution approving SEQR for the subject property.

All Aye.

A motion was made by M. Worboys-Turner and seconded by P. Buckley for inducement and final resolution approving sales tax exemptions.

All Aye.

NYSDOC Group, LLC

Sales Tax Exemption Only

Representation: Chris Greco

NYDOC Group, LLC (NYSDOC), a document destruction company, is proposing to purchase production equipment and renovate their facility in the City of Rochester. NYDOC provides confidential services to customers throughout Upstate New York. The \$285,500 project will impact 1 FTE, and is projected to create 8 new FTEs over the next three

years. NYDOC has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation, and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 9:1.

A public hearing was not required for this proposal.

Upon inquiry, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by G. Collins and seconded by J. Popli for inducement and final resolution approving sales tax exemptions.

All Aye.

Bond Resolution: Rochester School Modernization Project

A motion was made by A. Meleo and seconded by M. Worboys-Turner to authorize issuance of the Series 2017 Bonds for the benefit of the Rochester Joint Schools Construction Board, the City of Rochester and the Rochester City School District.

Abstentions: J. Popli, P. Buckley

Aye: A. Burr, G. Collins, M. Worboys-Turner, A. Meleo, T. Milne

Motion Passed

A motion was made by G. Collins and seconded by M. Worboys-Turner to provide the proceeds of the Series 2017 Bonds to the RJSCB, the City and the District.

Abstentions: J. Popli, P. Buckley

Aye: A. Burr, G. Collins, M. Worboys-Turner, A. Meleo, T. Milne

Motion Passed

A motion was made by G. Collins and seconded by M. Worboys-Turner to authorize the execution and delivery of any documents necessary, incidental or convenient to the sale and issuance of the Series 2017 Bonds.

Abstentions: J. Popli, P. Buckley

Aye: A. Burr, G. Collins, M. Worboys-Turner, A. Meleo, T. Milne

Motion Passed

A motion was made by G. Collins and M. Worboys-Turner to authorize publication and distribution of a preliminary official statement and a final official statement relating to the issuance and initial sale of the Series 2017 Bonds.

Abstentions: J. Popli, P. Buckley

Aye: A. Burr, G. Collins, M. Worboys-Turner, A. Meleo, T. Milne

Motion Passed

Jeffrey Adair, Executive Director, presented the following items for Agency Action:

Project Modifications:

Erie Station 30, LLC

A motion was made by A. Meleo and seconded by P. Buckley to approve a PILOT abatement, sales tax exemptions, and a mortgage recording tax exemption on the incremental increase.

All Aye.

The cost increases are the result of an increase in the scope of the project, specifically the expansion of the facility by 3,820 square feet to accommodate the new plant layout for Rolen-Jinxen Tech NA, LLC. The project was originally approved for a sales tax exemption at the February 21, 2017 COMIDA Board meeting.

Action Towing of Rochester, Inc.

A motion was made by P. Buckley and seconded by G. Collins to modify the total project amount and approve sales tax exemptions on the incremental increase.

All Aye.

The cost increases are to accommodate the purchase of two vehicles instead of one. The project was originally approved for sales tax exemptions at the December 20, 2016 COMIDA Board Meeting.

P. Buckley left the meeting at 1:15pm and was not a participant in further actions.

GMR Brockport, LLC

A motion was made by A. Meleo and seconded by G. Collins to transfer via assumptions the existing PILOT to a non-related entity.

All Aye.

A motion was made by M. Worboys-Turner and seconded by A. Meleo to approve a mortgage recording tax exemption for financing purposes.

Nays: G. Collins, J. Popli, M. Worboys-Turner

Aye: A. Burr, A. Meleo, T. Milne

Motion failed.

The project assumed from South Pointe Landing, LLC (The Unity Hospital of Rochester). This project, which is located at 6668 Fourth Section Road, Sweden, NY 14420, was originally approved for a mortgage tax exemption, sales tax exemption, and PILOT abatement at the September 16, 2014 COMIDA Board Meeting.

There were no discussion items presented by Chair Burr.

Jeffrey Adair, Executive Director, presented a proclamation to Chair Burr from County Executive Cheryl Dinolfo which congratulated her on her recent retirement and declared June 20, 2017 as Ann Burr Day in Monroe County.

There was one community member present for public comments.

There being no further business, the meeting was adjourned by Chair Burr.