



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – July 19, 2016

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

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

Board Excused: D. Kuntz, A. Meleo

Also Present: D. Drawe (Monroe County Legislature), R. Baranello Endress, Esq., M. Townsend,  
Esq.

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

Acting Chair Burr introduced the Board.

Jim Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of June 1, 2016 – June 30, 2016. During that time, 74 monthly and 5 follow up visits were conducted. Of the 591 workers that were identified, 21 were noncompliant on the initial visit. As of June 30, 2016 all monitored sites were compliant. Loewke & Brill delivered signs to 8 new projects.

R. Baranello Endress presented the following applications for agency consideration:

### **WoodSpring Suites Rochester, NY Northwest LLC**

### **Lease/Leaseback with Abatement**

The company was represented by Scott Bixler and Aaron McPeak. WoodSpring Suites Rochester NY (WoodSpring), is proposing the construction of an extended stay hotel in the Town of Greece. Located on 3.54 acres in the Canal Ponds Business Park the project will provide 123 rooms encompassing 48,310 square feet. Amenities will include suites with kitchen units, including dishwashers, storage and on site laundry facilities. Rates vary with the length of stay. The \$8 million project will create 5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.3 : 1. A Public Hearing was held in the Town of Greece on July 6, 2016. After a brief discussion and on a motion made by J. Popli and seconded by M. Worboys-Turner, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by J. Popli and seconded by P. Buckley, an inducement and final resolution was adopted approving subject project. All Aye.

### **Middle Road Properties, LLC**

### **Lease/Leaseback with Abatement**

The company was represented by Brian Morath and Ron Pluta. Middle Road Properties LLC, a local real estate development company, is proposing the construction of a 32,500 square medical campus in the Town of Henrietta. The tenant will be Rochester General Hospital, with the primary service provider being Red Creek Orthopedics. The campus will also house internal and family medicine services, an imaging center and patient laboratory. The \$8.9 million project will impact 20 FTEs and is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement. The job creation requirement is 2 FTEs The Benefit/Incentive ratio is 2.3 : 1. A Public Hearing was held in the Town of Henrietta on July 7, 2016. After a brief discussion and on a motion made by M. Worboys-Turner and seconded by J. Popli, a resolution was adopted

approving SEQR for the subject property. All Aye. On a motion made by P. Buckley and seconded by G. Collins, an inducement and final resolution was adopted approving subject project. All Aye.

**Tech Park Owner LLC**

**Sales & Mortgage Tax Exemption**

The company was represented by Peter Chapman. Tech Park Owner is proposing to renovate 200,000 square feet at 789 Elmgrove Road in the Town of Gates to be leased to Maximus. Headquartered in Reston, Virginia, Maximus is a publicly traded company that provides contract based administrative and regulatory services to federal, state and local governments. Maximus will be expanding its existing customer contact operations. The \$14 million project will impact 325 FTEs and is projected to create 2,100 new FTEs over the next three years. Additional renovations will facilitate the next phase of Tech Park development to include tenants AMC Medical Laboratories and Barilla Pasta. The applicant is seeking approval of sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 62.7 : 1. A Public Hearing was held in the Town of Gates on July 6, 2016. Joanne Sasse expressed opposition to the project. After a brief discussion and on a motion made by J. Popli and seconded by M. Worboys-Turner, an inducement and final resolution was adopted approving subject project. All Aye.

**Five Star Bank**

**Sales Tax Exemption**

The company was represented by Mitchell McLaughlin. Five Star Bank, a New York State chartered community bank, is proposing moving its regional administrative center to downtown Rochester. The bank will lease 56,342 square feet in the former HSBC Plaza, to include a retail branch as well as administrative and back office operations, a data center and training rooms. The building will be renamed Five Star Bank Plaza. The \$6.8 million project will impact 124 FTEs and is projected to create 48 new FTEs and over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 32.8 : 1. A Public Hearing was held in the City of Rochester on July 6, 2016. R. Endress recapped a letter from Joanne Sasse opposing the project. Joanne Sasse also spoke in opposition to the project. After a brief discussion and on a motion made by P. Buckley and seconded by M. Worboys-Turner, an inducement and final resolution was adopted approving subject project. All Aye.

**2695 Apartments LLC**

**Lease/Leaseback with Jobs Plus**

The company was represented by Mike Spoletta. 2695 Apartments LLC (2695) a local real estate development company, is proposing a \$23.5 million redevelopment on an 18 acre site which in the Town of Henrietta at the site of the former Dome Arena. The project includes construction 124 apartment units in 8 buildings, totaling 161,070 square feet as well as a 8,500 square foot club house and garages. The project is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The Town of Henrietta has written a letter supportive of this project. The Benefit/Incentive ratio is 4.8 : 1. A Public Hearing was held in the Town of Henrietta on July 7, 2016. R. Endress recapped a letter received from Howard Konar opposing the project. Joanne Sasse expressed opposition to the project. After a brief discussion and on a motion made by J. Popli and seconded by P. Buckley, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by J. Popli and seconded by P. Buckley, an inducement and final resolution was adopted approving subject project. All Aye.

**Frocione Properties LLC**

**Lease/Leaseback with Jobs Plus**

The company was represented by Stephen Capizzi. Frocione Properties LLC, a real estate holding company, is proposing to acquire, renovate and expand an existing 44,000 square foot warehouse on 5.51 acres in the Town of Gates. The property will be leased to a related entity, Big Apple Deli Products Inc. (BADP), a broadline food distributor. Founded in 1975, BADP services restaurants, delicatessens, pizzerias and convenience stores, as well as Wegmans stores in six states. BADP will retain its existing Rochester Public Market location. The \$5 million project will impact 81 FTEs and is projecting to create 41 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus Property tax abatement. The job creation requirement is 8 FTEs. BADP is seeking approval of sales tax exemptions on in equipment. The Benefit /Incentive ratio is 2.8 : 1. A Public Hearing was held in the Town of Gates on April 18, 2016. After a brief discussion and on a motion made by M. Worboys-Turner and seconded by J. Popli, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by G. Collins and seconded by J. Popli, an inducement and final resolution was adopted approving subject project. All Aye.

On motion made by J. Popli and seconded by A. Burr, minutes for the meeting of May 17, 2016 were reviewed and adopted and approved. All Aye.

On motion made by J. Popli and seconded by P. Buckley, a resolution was adopted approving the following officer nominations: Ann Burr – Chair. All Aye.

On motion made by A. Burr and seconded by J. Popli, a resolution was adopted approving the following officer nominations: Jay Popli – Vice Chair, Peter Buckley – Treasurer, Mary Worboys-Turner – Secretary & Assistant Treasurer, Anthony Meleo – Ethics Officer. All Aye.

On motion made by M. Worboys-Turner and seconded by G. Collins, to appoint Rachel Baranello Endress, Esq. a Public Hearing Officer and authorize her to sign sales tax packages on behalf of the Agency. All Aye.

R. Baranello Endress, Board Counsel, presented the following items for Agency Action:

**Miscellaneous:**

Morgan U Ave LLC – Tabled

- **CityGate – Anthony J. Costello (Samantha) Development, LLC**

On a motion made by P. Buckley and seconded by M. Worboys-Turner, a resolution was approving the addition of new entity to sales tax and mortgage tax exemption package. All Aye.

- **Thomas Creek Enterprises**

On a motion made by G. Collins and seconded by J. Popli, a resolution was approving the Assignment and Assumption of the PILOT Agreement by 80 Lyndon Ave. LLC. All Aye.

On a motion made by M. Worboys-Turner and seconded by P. Buckley, to adopt the Recapture Policy . All Aye.

On a motion made by J. Popli and seconded by G. Collins, to adopt the Uniform Project Evaluation Policy. All Aye.

A report on the Requests for Verified Exemptions was presented by Brian LaFountain of The Bonadio Group. During the last month, The Bonadio Group has received one request for exemption from the local labor requirements for the 183 East Main Street, LLC project, under the criteria “Specialized Construction”. Mr. LaFountain reported that upon review, the Bonadio Group found the request valid.

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

The Board entered into Executive Session to discuss personnel issues.

There being no further business, on a motion made by J. Popli and seconded by M. Worboys-Turner, the meeting was adjourned.