

MINUTES – AGENCY MEETING – November 17, 2015

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,
J. Popli, M. Siwec

Board Excused: A. Burr, M. Worboys-Turner

Also Present: P. Johnson (Acting Executive Director),
E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. M. Siwec led the Pledge of Allegiance.

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

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of October 1, 2015 – October 31, 2015. During that time, 64 monthly and 7 follow up visits were conducted. Of the 477 workers that were identified, six were noncompliant on the initial visit. As of October 31, 2015 all monitored sites were compliant. Loewke & Brill delivered signs to 2 new projects.

P. Johnson presented the following applications for agency consideration:

The Woodlands at Stonebrook LLC Lease/Leaseback with JobsPlus

The company was represented by Todd Longwell. The Woodlands at Stonebrook LLC, a local real estate development company, is proposing a 41,000 square foot building on two acres in the Town of Perinton. The project will be leased to Fairport Baptist Homes Community Ministries (FBH) which will operate a 41 unit apartment independent senior living facility. FBH will provide their Senior Options for Independence services (SOFI) as well as meals, housekeeping, transportation and activities programs. The \$5,801,933 project is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.4:1. A Public Hearing was held in the Town of Perinton on November 17, 2015, where Joanne Sasse spoke in opposition to the project. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by J. Popli and seconded by M. Siwec, a resolution was adopted approving SEQR for the subject property. Clint Campbell abstained. All others Aye. On a motion made by M. Siwec and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. Clint Campbell abstained. All others Aye.

On motion made by E. Caccamise and seconded by C. Campbell, minutes for the meeting of October 20, 2015 were reviewed and adopted and approved. All Aye.

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

Terminations:

- Gallina – 550 Mile Crossing

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

Miscellaneous:

--Winthrop & Pitkin LLC

On a motion made by E. Caccamise and seconded by C. Campbell, a resolution was adopted approving a \$35,000 increase in project costs to \$3,014,000 and a new tenant. All Aye.

- Sibley Redevelopment LP/Winn Development/

On a motion made by E. Caccamise and seconded by J. Popli, a resolution was adopted approving assignments of portions of the building to related lessees and amendment of PILOT. All Aye.

- International Business Machines

On a motion made by E. Caccamise and seconded by M. Siwec, a resolution was adopted approving extension of existing transfer agreement. All Aye.

- Pictometry International Corp.

On a motion made by M. Siwec and seconded by C. Campbell, a resolution was adopted approving a \$1,250,000 increase in project costs to \$4,225,000. All Aye.

- Eagles Landing LLC

On a motion made by J. Popli and seconded by E. Caccamise, a resolution was adopted approving an extension and increase in project costs of \$627,430. All Aye.

- DiMarco Baytowne Associates LLC

On a motion made by E. Caccamise and seconded by M. Siwec, a resolution was adopted approving a \$1,630,000 increase in project costs to \$4,087,200. All Aye.

- DEHCO Inc.

On a motion made by J. Popli and seconded by M. Siwec, a resolution was adopted approving Assignment and Assumption of PILOT agreement by LCG Acquisitions LLC. All Aye.

-Bersin Properties LLC

On a motion made by J. Popli and seconded by E. Caccamise, a resolution was adopted approving release of the PILOT mortgage. All Aye.

-550 East Avenue – Strathallan

On a motion made by M. Siwec and seconded by J. Popli, a resolution was adopted approving a \$2,750,000 increase in project costs and new mortgage tax of \$23,000,000. All Aye.

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