



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – December 18, 2012

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

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

Also Present: J. Seil (Executive Director), E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. R. Gerbracht 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 November 1, 2012 – November 30, 2012. During that time, 73 monthly visits and 2 follow up visits were conducted. Of the 540 workers that were identified, three were noncompliant on the initial visit. As of November 30, 2012 all monitored sites were compliant. Loewke & Brill delivered signs to 3 new projects.

J. Seil presented the following applications for agency consideration:

Abid Realty LLC Lease/Leaseback with JobsPlus

The company was represented by Mahmoud Abid. Abid Realty LLC is proposing to build a new 20,000 square foot addition to an existing 4,800 square foot building on 1.4 acres in the City of Rochester to be leased to a related entity, Wild Bill's Wholesale Inc. (WBW). WBW is a distributor of grocery and sundry items, serving primarily convenience stores, gas stations and small grocery stores. WBW was leasing approx. 9,000 square feet at 250 Lake Avenue in Rochester. The new expanded location will provide needed space for continuing and projected growth in the business. The \$747,000 project is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. The City of Rochester is requesting COMIDA assistance for this project as it will result in new job creation, new property tax revenue and the redevelopment and improvement of a vacant industrial site. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. City Commissioner R. Carlos Carballada offered comments in support of the application. After a brief discussion and on a motion made by C. Campbell and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by C. Campbell and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Ambassador Homes Inc.**Lease/Leaseback with JobsPlus**

The company was represented by Ron Berardi. Ambassador Homes Inc. (AHI) is proposing to develop and construct Brook Forest Path, a senior rental housing project in the Town of Greece. AHI will construct 12 rental units in 6 buildings on 5.5 acres. Each building will be a "paired ranch" and include a 1,350 square foot ranch and a 1,500 square foot ranch, each with a two car garage. The \$2,375,000 project is projected to create 1 new job over the next three years and will contribute to the retention of a population that provides a commercially meaningful contribution who otherwise might relocate from Monroe County due to a lack of appropriate housing suitable to their needs. The Town of Greece supports the applicant's application for the JobsPlus property tax abatement program. The job creation requirement is 1 FTE. A Public Hearing was held in the Town of Greece on December 17, 2012. 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 R. Gerbracht and seconded by C. Campbell, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by S. Moore and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Sibley Redevelopment LP**Lease/Leaseback with Custom PILOT**

The company was represented by Joe Eddy. Sibley Redevelopment LP (SR) has acquired the former Sibley department store on Main Street in the City of Rochester. SR proposes to redevelop the 1 million square foot, 12 story building into a mixed-use urban center, including retail uses on the first and second floors, multiple residential uses on the upper floors and office and institutional users on the mid-rise floors including Monroe Community College which has executed a five year lease. SR acquired the facility for \$5 Million and will invest over \$5.8 Million in improvements to the facility. SR projects the creation of 5 new FTEs in the first 3 years of the project. The City of Rochester has requested COMIDA assistance in the form of a custom Payment-in-Lieu-of-Taxes agreement. A Public Hearing was held in the City of Rochester on December 18, 2012. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. City Commissioner R. Carlos Carballada offered comments in support of the application. After a brief discussion and on a motion made by A. Burr and seconded by s. Moore, an inducement resolution was adopted approving subject project. All Aye.

1700 English Road LLC**Lease/Leaseback with JobsPlus****LMG Childcare LLC****Sales Tax Exemption Only**

The company was represented by Eric Jones and Bridget Graff. 1700 English Road LLC (1700) is proposing to build a new 11,400 square foot building on 1.9 acres in the Town of Greece to be leased to LMG Childcare LLC (LMG). LMG will operate a DoodleBugs! Children's Center providing day care services for up to 176 children. The \$3,000,000 project is projected to create 35 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. LMG Childcare LLC is seeking sales tax exemption on \$250,000 to equip and furnish the building. A Public Hearing was held in the Town of Greece on December 17, 2012. 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 R. Gerbracht, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by R. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by R. Gerbracht, minutes for the meeting of November 20, 2012 were reviewed and adopted and approved. All Aye.

M. Townsend, Board Counsel, advised the Board that Cryovac/Sealed Air had closed their Brooks Avenue facility which triggered the clawback provision of their PILOT agreement. A penalty of \$34,000 was assessed. This amount was received and will be distributed to the affected taxing jurisdictions proportionately.

Mr. Townsend then presented following items for Agency Action:

Terminations:

-RIT 1999 Bonds

On a motion made by C. Campbell and seconded by S. Moore, a resolution was adopted authorizing the Executive Director to execute documents providing for the termination of the above named project. All Aye.

Miscellaneous:

-Gallina Cambridge

-Direct 2 Market Sales Solution

On a motion made by A. Burr and seconded by C. Campbell, a resolution was adopted approving a \$540,000 increase in project costs to \$4,100,000 and approval of mortgage tax exemption for Gallina Cambridge and approving a \$55,674 increase in project costs to \$352,751 for Direct 2 Market Sales. All Aye.

-Atlantic Funding Real Estate LLC

On a motion made by A. Burr and seconded by C. Campbell, a resolution was adopted approving transfer of the project to CLA WNY LLC as applicant, following a Public Hearing that was held December 17, 2012 in the Town of Greece. All Aye.

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