

MINUTES – AGENCY MEETING – February 18, 2014

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

Board Present: T. Mazzullo (Chair), A. Burr, E. Caccamise, C. Campbell,
S. Moore, J. Popli

Board Excused: R. Gerbracht

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. Joanne Sasse offered comments regarding the approval process, voting record of the board and her displeasure with management. Chair Mazzullo offered comments regarding the mission and accomplishments of COMIDA. There being no further speakers, the Public Forum was closed.

Mike Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of January 1, 2014 – January 31, 2014. During that time, 65 monthly and 2 follow up visits were conducted. Of the 453 workers that were identified, two were noncompliant on the initial visit. As of January 31, 2014 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project.

J. Seil presented the following applications for agency consideration:

PGR LLC/ JCS Controls Inc. Sales Tax Exemptions Only

The company was represented by Robert Veitch. PGR LLC is proposing to renovate, furnish and equip an existing 18,410 square foot building on approximately 3 acres in the Town of Brighton. The property will be leased to a related entity, JCS Controls Inc. Founded in 1988, JCS specializes in process and control system design and implementation, primarily within the Food and Beverage industries. The \$450,000 project will impact 21 FTEs and is projected to create 4 new FTEs over the next three years. The applicants are seeking approval of sales tax exemptions only. 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 C. Campbell and seconded by A. Burr, an inducement resolution was adopted approving subject project. S. Moore abstained. All others Aye.

1275 John Street Lease/Leaseback with JobsPlus
Retrotech Inc. Sales Tax Exemptions Only

The company was represented by Jeff Hutching. 1275 John Street LLC, a LeFrois real estate development company, is proposing to construct an 88,500 square foot building on 8.9 acres in the Town of Henrietta. Approximately 41,000 square feet will be occupied by Retrotech Inc. which specializes in the design, installation, modernization, and support of automated pallet, case and piece pick material handling systems. In 2013, Retrotech established new business strategies and expanded its capabilities and has experienced significant growth, outgrowing its current location in size, functionality and image. Retrotech also considered relocating to Chicago.

The \$8,870,000 project will impact 87 FTEs and is projected to create 21 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 9 FTEs. Tenant is seeking sales tax exemption on \$660,000 to furnish and equip the new location. Empire State Development is offering \$500,000 in incentives to this project. A Public Hearing was held in the Town of Henrietta on February 14, 2014. 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 C. Campbell and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by J. Popli, an inducement resolution was adopted approving subject project. All Aye.

Rochester Local Capital LLC **Lease/Leaseback with JobsPlus**
Hart's East End LLC **Sales Tax Exemptions Only**

The company was represented by Glenn Kellogg. Rochester Local Capital LLC, a local real estate company, is proposing the acquisition, renovation and equipping of an existing commercial building in the City of Rochester. The 42,440 square foot building, which was constructed in 1930 and until recently housed Craig Autometrics, will operate as a full service grocery store, Hart's Local Grocers. The \$3,609,000 project is projected to create 58 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 FTEs. Tenant is seeking sales tax exemption on furnishings, fixtures and equipment. The City of Rochester provided a letter of support for the project. A Public Hearing was held in the City of Rochester on February 18, 2014. 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 C. Campbell and seconded by J. Popli, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by J. Popli, an inducement resolution was adopted approving subject project. S. Moore abstained. All others Aye.

consilium1, LLC **Sales Tax Exemptions Only**

The company was represented by Kerry Petersen. consilium1, LLC, founded in 1996, is a specialized information technology consulting services company. To accommodate its growing cloud computing and related IT services business, consilium1 plans to move its corporate headquarters to the Culver Road Armory in the City of Rochester. This new 10,000 square foot location will house company senior management, shared services operations, regional cloud services sales and engineering personnel. consilium1 is proposing the purchase of \$60,000 of office equipment and security systems for the new location. consilium1 currently employs 34 FTEs and expects to create 10 new full-time positions. consilium1 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 E. Caccamise and seconded by C. Campbell, an inducement resolution was adopted approving subject project. All Aye.

On motion made by J. Popli and seconded by S. Moore, minutes for the meeting of January 21, 2014 were reviewed and adopted and approved. All Aye.

Chair Mazzullo noted that Roz Gerbracht has resigned her board membership.

Executive Director Seil noted that she presented COMIDA's 100% Local Labor policy at the New York State Economic Development Council meeting in January 2014.

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

Terminations:

- Alfa Sprouts Inc.**
- CampJ LLC/Western NY Fluid System**
- Whitney Road Holdings**
- Bates-Rich Daycare**
- Rolling Frito-Lay Sales**
- Monroe Newpower**

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

Miscellaneous:

-CTLA LLC/200 Canal View, LLC

On a motion made by C. Campbell and seconded by S. Moore, a resolution was adopted approving additional tenants. All Aye.

-Southpoint Cove, LLC

On a motion made by A. Burr and seconded by J. Popli, a resolution was adopted approving a transfer of a portion of the vacant land at 1420 Empire Blvd. All Aye.

-Ideal Nissan

On a motion made by J. Popli and seconded by S. Moore, a resolution was adopted approving transfer and assumption of existing PILOT agreement. All Aye.

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