



**AGENDA – AGENCY ANNUAL MEETING MEETING – MARCH 15, 2016
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Applications:

**Whitney Baird Associates LLC
205 St. Paul Street, Suite 200
Rochester, New York 14604**

(\$4,102,500 Lease/Lease with JobsPlus)

Tenant & Project Address:

**The Armory
350 Rosedale Street
Rochester, New York 14620**

Whitney Baird Associates LLC (WB), a local real estate development company, was approved for assistance in 2010 to acquire and renovate the former Culver Road Armory in the City of Rochester. This property had been owned by New York State since 1917. In 2013, WB was approved for assistance for Phase 2 of the redevelopment which included the restoration and expansion of an existing barn. To date, WB has invested more than \$25 Million to create a 150,000 square foot mixed use commercial facility housing premium office space and specialty retail. WB is now seeking approval of the final phase of the project, a 15,000 square foot specialty retail building. The \$4,102,500 project is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1.

**Morgan U-Ave LLC
1080 Pittsford-Victor Road
Pittsford, New York 14534**

(\$22,587,617 – Lease/Leaseback with JobsPlus)

Project Address:

**933 University Avenue
Rochester, New York 14607**

Morgan U-Ave LLC (MUA), a local real estate development company, is proposing a \$22.6 Million redevelopment of a 2.51 acre site on University Avenue in the City of Rochester. The property includes an existing residential structure, originally built in the 1920's that is currently owned and occupied by a not-for-profit veteran's organization, Monroe Voiture. The property is in poor condition. The building will be acquired by MUA, renovated and leased to the Monroe Voiture, which will ensure the long-term health of the Monroe Voiture and the many veterans programs that are operated from this facility. Additionally, MUA will be constructing a four story, 115,200 square foot, 99-unit apartment building with interior parking spaces and a surface lot. The project is projected to create 3 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 2.5:1.

**Morgan Court Street Apartments
1080 Pittsford-Victor Road
Pittsford, New York 14534**

(\$32,411,172 – Lease/Leaseback with JobsPlus)

Project Location:

**103 Court Street
Rochester, New York 14604**

Morgan Court Street Apartments LLC (MCSA), a local real estate development company, is proposing a \$32.4 Million redevelopment of a 1.63 acre site on Court Street in the City of Rochester. The project includes construction of a 223,900 square foot, 5-story mixed use building along the Genesee River consisting of 124 residential units, 10,000 square feet of commercial/retail and back office space and parking. The project is projected to create 3 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 2.1:1.

**21 Humboldt Street LLC
1080 Pittsford Victor Road
Pittsford, New York 14534**

(\$3,500,000 – Lease/Leaseback with JobsPlus)

Tenant & Project Location:

**Vertus Charter School
21 Humboldt Street
Rochester, New York 14609**

21 Humboldt Street LLC, a Morgan development company, is proposing the multi-tenant redevelopment of an existing 127,800 square foot former Harris building in the City of Rochester. This \$3.5 Million phase will renovate approximately 48,800 square feet which will be leased to Vertus Charter School, a non-profit charter high school for young men in grades 9-12. The project will include classrooms, cafeteria and gymnasium. The project will impact 29 FTEs and is projected to create 14 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3.1:1.

**Big Apple Deli Products Inc.
75 Public Market
Rochester, New York 14609**

(\$3,000,000 – Lease/Leaseback with JobsPlus)

Big Apple Deli Products Inc. (BADP), a broadline food distributor founded in 1975, services restaurants, delicatessens, pizzerias and convenience stores, as well as Wegmans stores in six states. BADP, located at the Rochester Public Market, is proposing a \$3,000,000 expansion & renovation project to accommodate significant growth. The project includes a 13,000 square foot expansion for refrigerated and frozen storage, new loading docks and reconfiguration of existing storage space. BADP currently employs 81 FTEs and is projecting to create 41 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 8 FTE. The Benefit /Incentive ratio is 6.4:1.

**RR Street LLC
1080 Pittsford-Victor Road
Pittsford, New York 14534**

(\$3,096,300 – Lease/Leaseback with JobsPlus)

Tenant & Project Location:

**SCN Hospitality
127-131 Railroad Street
Rochester, New York 14609**

RR Street LLC, a local real estate entity, is proposing mixed use redevelopment of an existing 32,000 square foot warehouse located adjacent to the Public Market in the City of Rochester. The initial tenant will be SCN Hospitality LLC, a commercial restaurant commissary serving several local restaurants. SCN's operations will occupy approximately 5,500 square feet. An additional 4,700 square feet will be leased to two restaurant operations. The \$3,096,300 project will impact 6 FTEs and is projected to create 3 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 tenants are seeking approval of sales tax exemptions on furniture, fixtures & equipment. The Benefit/Incentive ratio is 2.6:1.

**Klein Steel Service Inc.
105 Vanguard Parkway
Rochester, New York 14606**

(\$107,000 – Sales Tax Exemption Only)

Klein Steel Service, Inc. (KSS), a producer and distributor of carbon, stainless steel, and specialty metals products located in the City of Rochester, is proposing a \$5 Million investment to support a new customer contract. KSS will be investing \$3 Million in manufacturing equipment and \$2 Million in specialized inventory. The project will impact 175 existing FTEs and result in the creation of 12 FTEs within one year. KSS has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption on \$107,000 of equipment, furniture & fixtures. The Benefit/Incentive ratio is 59.1:1

**135 FedWhy Way LLC
131 Reading Avenue
Buffalo, New York 14220**

(\$525,000 – Lease/Leaseback with JobsPlus)

Tenant & Project Location:

**Grove Roofing Services Inc.
135 FedEx Way
Rochester, New York 14624**

135 FedWhy Way LLC, a real estate holding company, is proposing to construct a 7,300 square foot commercial building on 1.5 acres in the Town of Gates. The building will be leased to a related entity, Grove Roofing Services Inc., a union commercial roofing company. The \$525,000 project will provide office and warehouse space for the existing 9 FTEs and is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. Grove Roofing is seeking sales tax exemption on materials, furniture, fixtures & equipment. The Benefit/Incentive ratio is 18.6:1.

**Schreiber Family Properties LLC
366 Lyell Avenue
Rochester, New York 14606**

(\$820,000 – Lease/Leaseback with JobsPlus)

Tenant & Project Location:

**Main Ford General Supply Co., Inc.
15 St. James Street
Rochester, New York 14606**

Schreiber Family Properties LLC, a real estate holding company, is proposing a 30,000 square foot expansion to an existing 43,100 square foot commercial building on 4.4 acres in the City of Rochester. The property is leased to a related entity, Main Ford General Supply Co., Inc., a food service equipment wholesaler. The expanded location will accommodate continued growth in the business and provide much needed warehouse space. The \$820,000 project will impact 24 FTEs and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3.6:1.

**Plymouth Terrace LLC
1001 Lexington Avenue
Rochester, New York 14606**

**(\$936,200 – Lease/Leaseback with Custom
Abatement)**

Project Location:

**116 West Main Street
Rochester, New York 14614**

In March 2012, Plymouth Terrace, LLC (PT) was approved for assistance to construct a 20,000 square foot office/retail facility at the corner of Main Street and Plymouth Avenue in the City of Rochester. The initial tenant, the US Post Office, occupies approximately 2,000 square feet. This \$936,200 project proposes to convert the unleased office space to residential, with 10 apartments on the upper 2 floors. PT is requesting sales tax exemption and a custom property tax abatement on this project. The City is supportive of this project. The Benefit/Incentive ratio is 2:1.

**Plymouth Terrace LLC
1001 Lexington Avenue
Rochester, New York 14606**

(\$2,335,986 – Lease/Leaseback with CHOICE)

Project Location:

**North Plymouth Avenue
Rochester, New York 14614**

In April 2011, Plymouth Terrace LLC (PT), a local real estate development company, was approved for assistance to develop 24 attached row houses on a 1.5 acre parcel in the Center City District which was formerly operating as a municipal parking lot. In order to complete the final 10 units, PT is now requesting approval of assistance for project costs in the amount of \$2,335,986. PT is seeking sales tax exemption and approval of the Core Housing Owner Incentive Exemption (CHOICE) abatement available to projects that create market-rate / owner-occupied residential units in the Center City District. The Benefit/Incentive ratio is 2.2:1.

**Bergmann Associates
28 Main Street, 200 First Federal Plaza
Rochester, New York 14614**

(\$5,422,000 – Sales Tax Exemptions Only)

Project Address:

**280 E. Broad Street
Rochester, New York 14604**

Bergmann Associates, an employee owned company, is an architectural and engineering design firm providing multi-disciplinary services to clients throughout the United States and Canada for over 35 years. Headquartered in the City of Rochester, Bergmann has 12 U.S. offices with a professional and technical staff of architects, engineers, planners, interior designers, landscape architects, programmers, developers, surveyors and 3D design specialists. Bergmann serves clients in the commercial, institutional, retail, educational, industrial and governmental sectors. Bergmann will be relocating to Tower280 at Midtown to accommodate the continued development and growth of their business. The relocation will allow Bergmann to work in modern, state of the art office space. As part of the relocation to Tower280, Bergmann will be committing \$5,422,000 to improving the new headquarters which will occupy approximately 60,000 square feet. The project will impact 186 FTEs and is projected to create 8 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 2.6:1.

**Kaupp Family LLC
1500 Brighton Henrietta TL Road
Rochester, New York 14623**

(\$380,000 – Lease/Leaseback with JobsPlus)

Tenant & Project Location:

**JK Jewelry Inc.
1500 Brighton Henrietta TL Road
Rochester, New York 14623**

Kaupp Family LLC, a real estate holding company, is proposing to add a 6,000 square foot addition to an existing 16,850 square foot commercial building on 2 acres in the Town of Brighton. The facility is leased to a related entity, JK Jewelry Inc., an international manufacturer of precious metal components for the jewelry industry. The addition will accommodate continued growth in the company as it brings manufacturing back from China. The project will impact 74 FTEs and is projected to create 7 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 7 FTEs. JK Jewelry Inc. is seeking approval of sales tax exemptions on furniture, fixtures & equipment. The Benefit/Incentive ratio is 5.9:1.

6. Approval of Minutes – Agency meeting December 15, 2015 & January 28, 2016
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items

-Annual Report/Mission Statement and Performance Measures

-Officer Nominations

Theresa Mazzullo – Chairman
Ann Burr – Vice Chairman
Clint Campbell – Assistant Treasurer
Jay Popli – Secretary

Re-Adopt Governance Committee Charter

Reappoint Governance Committee & Chair

Jay Popli – Chair
Theresa Mazzullo
Clint Campbell

Re-Adopt Audit Committee Charter

Reappoint Audit Committee & Chair

Ann Burr – Chair
Eugene Caccamise
Mark Siwec

Re-Adopt PILOT Compliance Review Policy

Reappoint PILOT Review Committee & Chair

Theresa Mazzullo – Chair
Jay Popli
Eugene Caccamise

Re-Adopt Finance Committee Charter

Reappoint Finance Committee & Chair

Clint Campbell – Chair
Ann Burr
Mary Worboys-Turner

9. Governance Committee Report – Jay Popli

Governance Committee Meeting of February 24, 2016

Board Evaluation Summary

Approve/Re-adopt Bylaws & Policies

1. Mission Statement and Performance Measures
2. Bylaws
3. Code of Ethics

Ethics Officer – **Eugene Caccamise**

4. Compensation, Reimbursement and Attendance Policy
5. Defense and Indemnification Policy
6. Policy for Tracking Inventory and Disposal of Assets
Contracting Officer – **Paul Johnson**
7. Extension of Credit
8. Internal Controls and Financial Accountability
Internal Control Officer – **Ann Burr**
9. Investment and Deposit Policy
10. Purchasing Policy
11. Travel Policy
12. Whistleblower Policy
13. Public Comment Period Rules of Procedure
14. Freedom of Information Policy
15. Uniform Tax Exemption Policy
16. Record Retention Policy
17. Duties & Responsibilities Policy

10. Audit Committee Report
11. Audit Review – Randy Shepard, Bonadio Group
12. Legal Counsel Discussion Items

Miscellaneous:

- Vuzix Corporation

Approve \$87,500 increase in project costs to \$2,460,602. Original approval July 21, 2015. Incremental benefits \$7,000.

-Elmgrove Ventures LLC

Approve mortgage tax exemption on refinancing. Original approval July 17, 2001. Incremental benefits \$7,000.

-125 EMS Hotel LLC

Approve final City Sponsored PILOT

-Whitney Town Center LLC/Whitney Housing I LLC/Whitney Commercial I LLC

Approve \$2,780,000 increase in project costs to \$23,780,000. Original approval June 16, 2015. Incremental benefits \$176,889.

-Howitt Road

Approve \$437,500 increase in project costs to \$10,437,500. Original approval June 21, 2011. Incremental benefits \$35,000.

-Charlotte Square

Approve \$1,781,941 increase in project costs to \$16,996,518. Original approval July 24, 2015. Incremental benefits \$70,260.

Terminations:

- Twin Granite & Marble Inc.** – 780 Basket Road, Webster
- Clover Blossom Villas** – Guardian Drive, Brighton
- LiDestri Foods** – 815 West Whitney Road, Fairport

The next scheduled meeting of the Agency will be held on **Tuesday, April 19, 2016**