



DRAFT

MINUTES – AGENCY MEETING – October 17, 2017

Time & Place: 12:00 Noon, Wheatland Town Hall, Conference Room A
22 Main Street, Scottsville, NY 14546

Board Present: A. Burr (Chair), P. Buckley, G. Collins, A. Meleo, T. Milne,

Board Excused: J. Popli, M. Worboys-Turner

Also Present: J. Adair (Executive Director), Rachel Baranello Endress, Esq., Harris Beach,
Mark Geise (Director of Economic Development)

Chair Burr called the meeting to order at 12:00 p.m. A. Meleo led the Pledge of Allegiance.

On motion made by G. Collins and seconded by P. Buckley, minutes for the September 19, 2017 meeting were reviewed, adopted, and approved. All Aye.

There were no verified exemptions to report.

Kevin Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of September 1, 2017-September 30, 2017. During that time, 65 monthly and 5 follow up visits were conducted. Of the 339 workers that were identified, 5 were non-compliant on the initial visit. As of September 30, 2017, all monitored sites were compliant. Loewke Brill delivered three new signs to the following locations: Allied Frozen Storage, Inc; Tech Park Owner, LLC + Kodak Alaris, INC; and The Meadows at English, LLC.

Jeffrey Adair, Executive Director presented the following applications for agency consideration:

Gallina Development Corporation/Transcat, Inc. Lease/Leaseback with Abatement

Gallina Development Corporation, a local developer, is proposing to construct an 11,250 square foot addition onto their existing building located at 35 Vantage Point Drive in the Town of Ogden for Transcat, Inc. (Transcat). Headquartered in Monroe County for over 50 years, Transcat provides state-of-the-art equipment and calibration services for the pharmaceutical, industrial, manufacturing, energy and chemical process industries. The Company has over 20 locations across the US and Canada, many of which are ISO certified calibration labs. The \$695,000 building addition will add to Transcat's existing 37,250 square foot facility, and will allow them to relocate inventory from their existing warehouse located outside of New York State. Transcat currently employs 144 FTEs. The project will impact 11 FTEs and is projected to create 32 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement, mortgage recording and sales tax exemptions. The job creation requirement is 1 FTE. Transcat is seeking approval of sales tax exemptions on the purchase of furniture, fixtures and equipment totaling \$585,000. The Benefit/Incentive ration is 18:1.

This project was represented by Evan Gallina and Andy Gallina from Gallina Development Corporation, and by Mike Tsiderer from Transcat, Inc.

A Public Hearing was held on October 16, 2017. SEQR has been reviewed and the process is complete. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by G. Collins and seconded by A. Meleo for the approval of this project. A roll call vote was held. All Aye.

1162 PVR, LLC/Northwestern Mutual

Lease/Leaseback with Abatement

1162 PVR, LLC is proposing to construct a 40,000 square foot, 2-story Class A Office Building at 1162 Pittsford Victor Road in the Town of Perinton, and Northwestern Mutual will lease approximately 50% of the building to relocate their Rochester Headquarters. 1162 PVR, LLC also obtained a letter of intent from another tenant who will occupy most of the remaining space. Northwestern Mutual provides insurance and financial planning services and will add 2 new FTEs over the next 3 years. The project will impact 11 existing FTEs. The applicant is seeking approval of a JobsPlus property tax abatement, as well as mortgage recording and sales tax exemptions. The job creation requirement is 2 FTE. Northwestern Mutual is seeking approval of sales tax exemptions on furniture and fixtures. The Benefit/Incentive ration is 1.7:1.

This project was represented by Jim Ryan from 1162 PVR, LLC and Kelly Poliszuk from Northwestern Mutual.

A Public Hearing was held on October 16, 2017. SEQR has been reviewed and the process is complete. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements.

A motion was made by G. Collins and seconded by A. Meleo for approval of this project. A roll call vote was held. All Aye.

J. Adair, Executive Director, presented the following Project Modifications:

Tower 195, LLC

Project Location: The Metropolitan – 1 South Clinton Ave.

The applicant is seeking a sales tax exemption on an increase in projects costs of \$5,000,000. The increase reflects phase 3 – completion of 3 residential floors, 3 office floors and associated costs. This phased project was originally approved for a sales tax exemption at the October 2015 COMIDA Board meeting. At the April 2016 COMUDA Board meeting, the project was modified thus increasing the total project cost to \$15.9 million, and approving sales tax and mortgage recording tax exemptions.

A motion was made by A. Meleo and seconded by T. Milne to approve this project modification. A roll call vote was taken. All Aye.

4255 East River Road

Project Location: 4255 East River Road, Henrietta, NY

The applicant is seeking to transfer ownership of the existing Imagine Monroe project from the current owner, USL Rochester I, LLC to SSC Rochester Apartments LLC. The project was originally approved for a Lease/Leaseback PILOT with Shelter Rents at the October 2015 COMIDA Board meeting. The applicant is not seeking additional benefits.

A motion was made by G. Collins and seconded by P. Buckley to approve this project modification. A roll call vote was taken. All Aye.

J. Adair, Executive Director, presented the following Discussion Items:

Economic Development quarterly newsletter: J. Adair distributed to all Board members. He thanked Mark Geise and Robin Finnerty for their work on the newsletter, and celebrated that we have been creating one quarterly for a year now.

LadderZup: J. Adair provided an update on the LadderZup program status report from October 2017.

2018 Budget: J. Adair presented the Budget to the Board, as approved by the Finance Committee. A motion was made by P. Buckley and seconded by A. Meleo to approve the 2018 Budget as presented.

A roll call vote was held. All Aye.

Brew Road: J. Adair announced that they want an additional 4 acres of land at the same price.

There were no public comments.

There being no further business, the meeting was adjourned at 12:50 p.m.