



## MINUTES – AGENCY MEETING – January 18, 2011

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

Board Present: H. Stuart (Acting Chair), A. Burr, E. Caccamise,  
R. Gerbracht

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

Acting Chair Stuart called the meeting to order. A. Burr led the Pledge of Allegiance.

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

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of December 1-31, 2010. During that time, 62 monthly visits and 1 follow up visit were conducted. Of the 359 workers that were identified, one was noncompliant on the initial visit. As of December 31, 2010, all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project. Mr. Usselman also presented the Monitoring Report for the period of January 1, 2010 – December 31, 2010. During that time, 720 site visits were conducted. Of the 5,002 workers that were identified, 62 were noncompliant on the initial visit for an average 99% compliance rate on the initial visit.

J. Seil presented the following applications for agency consideration:

### **4036 W. Ridge Road, LLC (Lease/Leaseback with JobsPlus)**

The company was represented by Angelo Ingrassia. 4036 W. Ridge Rd. LLC will be constructing a 16,700 square foot automobile facility on West Ridge Road in the Town of Greece. The facility, which will be leased to Route 390 Nissan LLC dba Ideal Nissan, will be constructed using “Green” building practices and will include the first electric vehicle charging station in the Town of Greece. The facility will be heated solely by waste oil from vehicle oil changes. The \$4,530,000 project is projected to create 13 new FTE within three years. The Town of Greece is supportive of this project and has requested that COMIDA provide a 10 year PILOT agreement. The applicant seeks approval of the JobsPlus property tax abatement. A Public Hearing was held in the Town of Greece on January 18, 2011. After a brief discussion and on a motion made by A. Burr and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by E. Caccamise, an inducement & final resolution was adopted approving subject project. All Aye.

**Eagles Landing 1, LLC** (Lease/Leaseback with JobsPlus)

The company was represented by Earl Foytack. Eagles Landing 1, LLC will complete building 300 at 1565 Jefferson Road in the Town of Henrietta to house tenant Columbia Analytical Services, Inc. Columbia will be leasing 23,564 square feet of the 51,503 square foot facility. Columbia is a full service analytical laboratory that provides testing for air, soil, water and more. Columbia is headquartered in Kelso, Washington and operates laboratories in seven locations throughout the United States. Columbia considered relocating the Rochester lab out-of-state, before deciding to expand their operations in Monroe County. The cost to renovate the facility for Columbia will be \$2.8 million project. Columbia employs 52 and will be creating 10 new jobs. The applicant seeks approval of JobsPlus property tax abatement. In addition, Columbia will be seeking sales tax exemption on purchases totaling \$1,088,000. A Public Hearing was held in the Town of Henrietta on January 18, 2011. After a brief discussion and on a motion made by R. Gerbracht and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by E. Caccamise, an inducement & final resolution was adopted approving subject project. All Aye.

**His Land VI, LLC/Genesis Vision** (Lease/Leaseback – Sales & Mortgage Tax Exemptions Only)

The company was represented by Patrick Ho. His Land VI, LLC (His Land) will be purchasing a 41,000 square foot building at 920 Emerson Street in the City of Rochester. This \$910,000 purchase and renovation project will create space for a related entity, Genesis Vision, a producer of optical frames sold to the military. Genesis currently employs 24 and projects to create 6 new FTE within three years. Genesis Vision is requesting exemption on \$100,000 in renovation and equipment as well. After a brief discussion and on a motion made by E. Caccamise and seconded by R. Gerbracht, an inducement & final resolution was adopted approving subject project. All Aye.

**Mt. Ridge Realty Associates, LLC** (Lease/Leaseback with JobsPlus)

The company was represented by Jim Murphy. Mt. Ridge Realty Associates is the real estate holding company related to Advent Tool and Mold Co, Inc. (Advent), a manufacturer of custom injection molds and highly engineered plastic parts and assemblies. Advent has a critical need for additional assembly, warehouse and clean room space. This project includes construction of a 26,243 square foot addition to their 53,000 square foot manufacturing facility at 999 Ridgeway Avenue in the City of Rochester. Advent considered relocating outside Monroe County and received offers for incentives from the State of Colorado and the City of Boulder (where a major customer is located). The \$2,000,000 project is projected to create 28 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. Executive Director Judy Seil noted that Advent previously received COMIDA benefits in 1990 for the construction of 999 Ridgeway Avenue. Employment at that time was 58 FTE. Advent was approved for additional benefits in 1999 to expand their facility. Employment at that time was 125 FTE. After a brief discussion and on a motion made by E. Caccamise and seconded by A. Burr, an inducement & final resolution was adopted approving subject project. All Aye.

**Riverview Rochester, LLC** (Lease/Leaseback – Sales Tax Only)

The company was represented by Mort Segelin. Riverview Rochester, LLC is proposing to convert the former Central Trust Bank building located on the corner of Exchange Blvd. and Broad Street into rental residential apartments. The 65,000 square foot, five-story building has been vacant since 2000 and will be renovated using a preservation approach to preserve the historic nature of the structure. The \$5.4 million project will result in the creation of 29 residential units consisting of twenty-five two bedroom apartments and four studios. Project qualifies for the City of Rochester Commercial Urban Exemption Program for property tax abatement. The applicant seeks exemption of sales tax only. A Public Hearing was held in the City of Rochester on January 18, 2011. After a brief discussion and on a motion made by A. Burr and seconded by R. Gerbracht, an inducement & final resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by R. Gerbracht, minutes for the meeting of December 21, 2010 were reviewed and adopted and approved. All Aye.

On a motion made by H. Stuart, seconded by A. Burr, R. Gerbracht was appointed to serve on the Audit Committee and Finance Committee. All Aye. R. Gerbracht abstained.

Executive Director Seil noted that the March 2011 meeting will be the Agency's Annual Meeting where she will report to the board on 2010. She also noted that the Governance Committee is working on the Mission Statement and Performance Measurements report and she expects that it will be presented to the full board for approval at the March 2011 meeting.

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

**Terminations:**

**-1140 Lehigh Station Road- VP Supply - CuPerk Realty LLC**

On a motion made by A. Burr and seconded by E. Caccamise, a resolution was adopted approving the termination of the above named project. All Aye.

**Miscellaneous:**

**-Asset One/Callfinity**

On a motion made by R. Gerbracht and seconded by A. Burr, a resolution was adopted approving a mortgage tax exemption for the above project approved March 2010. All Aye.

**-Tech Park Owners**

On a motion made by R. Gerbracht and seconded by A. Burr, a resolution was adopted making all COMIDA induced Tech Park tenants parties to the existing PILOT agreement. All Aye.

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