



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY ANNUAL MEETING – March 20, 2008

Adjourned from March 18, 2008

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

Board Present: T. Mazzullo (Chair), A. Burr, R. Hurlbut, S. Moore, H. Stuart

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

On motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving adjournment of the March 18, 2008 meeting. All Aye.

On motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving continuation of the March 18, 2008 meeting on March 20, 2008. All Aye.

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

Dan Conte of Loewke & Brill Consulting presented the Monitoring Report for the period of February 21-29, 2008. During that time, 21 monthly visits and 7 follow-up visits. Of the 144 workers that were identified, 12 were not compliant on the initial visit. These workers were compliant on the follow up visit which was conducted within 24 hours. As of February 29, 2008, all sites were compliant.

J. Seil presented the following applications for agency consideration:

1255 Portland LLC (Lease/leaseback with JobsPlus)

The company was represented by Michael Spoleta. 1255 Portland LLC proposes to construct a new 21,000 square foot medical office building in a low to moderate income level area of the City. The project involves the demolition of two dilapidated single family homes and an existing 8,000 square foot office building. The City of Rochester supports this project as it represents new investment in the City tax base as well as the creation of new jobs. Podiatry Associates of Rochester LLP (PAR) will be the primary tenant occupying 7,000 square feet of space in the new building. PAR is a medical podiatry practice with three locations in Monroe County. The \$3,859,810 project is projected to create 9 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The Jobs Plus job creation requirement is 2 FTE. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

AP Plumbing Contractors, Inc. (EquiPlus)

The company was represented by Alex Brocudo. AP Plumbing Contractors, Inc. (AP Plumbing) provides plumbing and related services to commercial and industrial customers within Monroe County. AP Plumbing is purchasing new service vans, a service truck and a tow behind jetter. The combined cost of the equipment is \$450,000. AP Plumbing employs 20 in Monroe County and expects to create 2 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by H. Stuart and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Weldrite Closures, Inc. (EquiPlus)

The company was represented by Greg Scace. Weldrite Closures, Inc. (Weldrite) is a manufacturer of welded marine and isolation closures as well as flood protection products. The products include doors and hatches for ships and ocean drilling platforms as well as closures which provide air tight seals in bio hazard laboratories, pharmaceutical/industrial clean rooms and gastight enclosures. The company had considered a location in Connecticut, but has selected Rochester as its US manufacturing location and will begin operations in leased space at the Rochester Tech Park. The company is making an investment of \$129,222 which includes equipment, leasehold improvements and furnishings. Weldrite expects to create 15 new full time positions in the first year of operations. The GreatRate job requirement is 1 full time position. The company has been approved for a GreatRate on the purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by A. Burr and seconded by R. Hurlbut, an inducement resolution was adopted approving subject project. All Aye.

M/E Engineering, PC (EquiPlus)

The company was represented by Ron Mead. M/E Engineering, PC (M/E) provides mechanical and electrical engineering services to municipal, commercial and industrial clients in the Northeast. M/E will be purchasing new computer hardware and software totaling \$200,000. M/E employs 61 in Monroe County and expects to create 4 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

On motion made by H. Stuart and seconded by R. Hurlbut, minutes for the meeting of February 19, 2008 were reviewed and adopted and approved. All Aye.

On motion made by S. Moore and seconded by R. Hurlbut, a resolution was adopted approving the following officer nominations: Theresa Mazzullo – Chair, Robert Hurlbut – Vice Chair, Hank Stuart – Secretary, Ann Burr – Treasurer, Lauren Doyle – Asst. Secretary. All Aye.

On motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving the following policies and appointments: Code of Ethics, Duties & Responsibilities, Compensation, Reimbursement and Attendance, Defense and Indemnification, Disposition of Real Property Guidelines, Contracting Officer – Judy Seil, Extension of Credit, Internal Control, Internal Control Officer – Steve Moore, Investment, Procurement, Travel and Whistleblower Policies. All Aye.

On motion made by R. Hurlbut and seconded by S. Moore, a resolution to adopt the Governance Committee Charter and appoint the committee and Chair (Committee-Hank Stuart – Chair, Robert Hurlbut, Theresa Mazzullo) was approved. All Aye.

On motion made by R. Hurlbut and seconded by H. Stuart, a resolution to adopt the Audit Committee Charter and appoint the committee and Chair (Committee-Ann Burr – Chair, Lauren Doyle, Stephen Moore) was approved. All Aye.

On motion made by A. Burr and seconded by S. Moore, a resolution to adopt the Appoint the PILOT Review Committee (Robert Hurlbut – Chair, Theresa Mazzullo, Hank Stuart) was approved. All Aye.

Director Seil presented the following items for Agency Action:

Termination:

- 690-691 St. Paul Street (Genesee Valley Real Estate Company)
On motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving termination of the above project. All Aye.

Miscellaneous:

- Bersin Properties: Culver Terrace Apartments & Acquisition of 1665 E. Ridge Road
On motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving addition of the above properties to the existing PILOT. All Aye.

- North Forest Properties #3, LLC: Financing of 101 Canal Landings
On motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving financing of this existing project. All Aye.

- E.J. DelMonte Corp.: Refinance of Penfield Hotel
On motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving execution of documents relative to refinancing of this existing project. All Aye.

- E.J. DelMonte Corp.: 1200 Brooks Avenue/Fairfield Inn Renovation - \$500,000
- E.J. DelMonte Corp.: 1000 Linden Park/Courtyard by Marriott Inn Renovation - \$900,000
- E.J. DelMonte Corp.: 4695 W. Henrietta Road/Fairfield Inn Renovation -\$500,000
On motion made by A. Burr and seconded by R. Hurlbut, a resolution was adopted approving sales tax exemption on the increase in the project amount for these existing projects. All Aye.

- State Deferred Compensation Plan
On motion made by A. Burr and seconded by R. Hurlbut, a resolution was adopted approving execution and delivery of necessary documents relative to amending and restating New York State's Model Plan for 2007 Deferred Compensation. All Aye.

The Public Forum was opened by Chair Mazzullo. Being no comments, the Public Forum was closed. Chair Mazzullo noted that the next meeting will be held April 22, 2008 at noon at the Watts Conference Center. There being no further business, on a motion made by H. Stuart and seconded by S. Moore, a motion to adjourn the meeting was approved.