



## MINUTES – AGENCY MEETING – May 15, 2007

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

Board Present: R. Hurlbut (Acting Chair), A. Burr, D. Conte, L. Doyle,  
S. Moore, H. Stuart

Also Present: J. Seil (Acting Executive Director), W. Zyra (President Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

Acting Chair Hurlbut called the meeting to order. L. Doyle led the Pledge of Allegiance.

Acting Chair Hurlbut read a memo from County Executive Maggie Brooks, requesting the Board's consideration to adopt a new policy relative to tourism projects related to improvements to lodging facilities in Monroe County. County Executive Brooks recommended renovation projects for lodging facilities follow the individual town and school district adopted Real Property Tax Law, Section 485-B tax abatement schedule on the increased assessment. Each taxing jurisdiction in Monroe County has decided whether they will participate in this tax exemption program for commercial, business or industrial property. After a brief discussion and on motion made by R. Hurlbut and seconded by A. Burr, a resolution was adopted approving an updated tax abatement schedule for lodging facilities. All aye.

J. Seil presented the following applications for agency consideration:

### **Ridgeview Special Needs Apartments, LP (Civic Facility Revenue Bond)**

The company was represented by Jim Whalen. Ridgeview Special Needs Apartments, LP plans to purchase and renovate a partially vacant, deteriorating eight building, 64 unit apartment complex located at 3-97 Marburger Street in the City of Rochester. The renovation, including asbestos and lead paint removal, will provide modern and safe housing for extremely low-income persons with disabilities. There will be an onsite office, staffed by DePaul Community Services, providing close supervision and support for the residents of the project. This \$10.2 million project will impact 22 FTEs. The applicant is seeking up to \$5.7 million in civic facility revenue bonds. In conjunction with COMIDA assistance, the applicant will seek low-income housing tax credits, a loan from the NYS Housing Trust Fund Corporation and a special PILOT agreement approved by the City of Rochester. After a brief discussion and on a motion made by L. Doyle and seconded by H. Stuart, an inducement and final resolution was adopted approving subject project. All Aye.

### **R.C. Real Estate (Lease/leaseback w/ JobsPlus)**

The company was represented by Rick Cardarelli. R.C. Real Estate proposes to construct a 5,000 square foot building at 985 Buffalo Road in the Town of Gates. Rochester Sealer and Supply (RS&S) will lease the space to manufacture asphalt emulsion sealer. Asphalt emulsion sealer is used as a seal coating on driveways, parking lots and private roadways. RS&S will be a wholesale distributor of the sealant. The total cost of the project is \$470,000 and RS&S will create 4 FTE within five years. The company seeks approval of the JobsPlus tax incentive based on the manufacturing use. The JobsPlus job creation requirement is 1 FTE. After a brief discussion and on a motion

made by A. Burr and seconded by H. Stuart, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by H. Stuart and seconded by D. Conte, an inducement/final resolution was adopted approving subject project. All Aye.

**Flower City Glass Co. Inc. (EquiPlus)**

The company was represented by Richard Gianforti Sr. Flower City Glass Co Inc. (FCGC) manufactures decorative glass and supplies wholesale glass for commercial and residential windows and entryways. FCGC will be purchasing a CNC aluminum cutter, upgrading their phone system and renovating warehouse space to be used for production. The combined cost of the new equipment and improvements is \$331,710. FCGC employs 51 FTE and will be creating 3 new full time positions. FCGC has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus on \$205,950 of equipment and materials. After a brief discussion and on a motion made by L. Doyle and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**Kenron Industrial Air Conditioning, Inc. (EquiPlus)**

The company was represented by Alleyson Dennis. Kenron Industrial Air Conditioning, Inc (Kenron) provides HVAC installation, service, and maintenance for commercial and industrial facilities in Western NY. Kenron will be purchasing new tablet PC's, servers, software and peripherals. The combined cost of the equipment is \$68,000. Kenron employs 27 and will be creating 2 new full time positions. Kenron has been approved for a GreatRate through 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 S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**Mark IV Construction Co., Inc. (EquiPlus)**

The company was represented by Timothy Poley. Mark IV Construction Co., Inc. (Mark IV) is a real estate development firm specializing in commercial properties and senior living facilities. Mark IV will be purchasing a Caterpillar 627E Scraper for \$155,000. Mark IV employs 90 and will be creating 4 new full time positions. Mark IV has been approved for a GreatRebate through Monroe County Industrial Development Corporation and was previously approved for a GreatRate in 2006. They are seeking approval of the EquiPlus on the equipment purchase. 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.

Acting Chair Hurlbut opened the Public Forum. There were several speakers, including Town Supervisor Sandy Frankel, who voiced opposition to the Brighton Lodging project. Supervisor Frankel referred to a resolution passed by the Town of Brighton requesting input on COMIDA projects. Counsel Townsend summarized the public hearing held on April 24, 2007, in the Town of Brighton for Brighton Lodging, attended by approximately 50 people. The overall summary of the input was the public was not in favor of the project. It was noted the hearing was attended by and comments were made against the project by Brighton Town Counsel members, Jim Vogel, Ray Tierney and Louise Novros, as well as County Legislator Paul Haney.

On motion made by L. Doyle and seconded by S. Moore, minutes for the meetings of April 17, 2007 and April 25, 2007 were reviewed and adopted and approved. All Aye.

Acting Executive Director Seil discussed County Executive Maggie Brooks announcement that the County has assumed the operations of the Rochester Procurement Technical Assistance Center (PTAC), formerly operated by the Rochester Business Alliance. PTAC will now be administered by the Monroe County Economic Development Division, under the County of Monroe Industrial Development Agency (COMIDA). This program will be funded by the U.S. Department of Defense' Logistics Agency and NYS member item through the Assembly and therefore be of no cost to COMIDA. Seil also stated that Rochester PTAC will be another important tool in our Economic Development Department and will assist small businesses in securing government contracts that will keep them competitive and growing, thereby retaining and creating jobs in our region. On motion made by L. Doyle and seconded by D. Conte, a resolution was adopted approving COMIDA's commitment to administer the Rochester Procurement Technical Assistance Center (PTAC) program. All aye

Acting Executive Director Seil stated that the 2006 Annual State Comptrollers Report is near completion and will be submitted within the next two weeks. Included in the report are the following facts:

\*507 companies surveyed  
\*Jobs at time of application: 35,551  
\*Jobs required: 2,695  
\*Jobs Created: 13,587  
\*Current Jobs: 49,138

R. Enright of the Bonadio Group, updated the Board on the Monitoring Reports from April 1 to May 10, 2007.

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

#### **Final Resolutions/Over \$100,000**

##### **-Wiljeff, LLC**

On a motion made by L. Doyle and seconded by H. Stuart, approval over \$100,000 and a final inducement resolution was adopted for the above project. Public Hearing was held in the Town of Henrietta on May 14, 2007. All aye.

##### **-Brighton Lodging**

On a motion made by L. Doyle and seconded by S. Moore, approval over \$100,000 and a final inducement resolution was adopted approving Sales and Mortgage tax only for the above project. Public Hearing was held in the Town of Brighton on April 24, 2007. Aye – R. Hurlbut, S. Moore, H. Stuart, A. Burr, L. Doyle  
Opposed – D. Conte

#### **Miscellaneous:**

##### **-Alexander Realty LLC**

On a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving an increase in mortgage from \$16.1 million to \$35 million for the above project refinancing. All Aye.

##### **-SGP Associates, LLC**

On a motion made by H. Stuart and seconded by L. Doyle, a resolution was adopted approving a \$2.9 million sales tax package to upgrade the Clarion Hotel. All Aye

##### **-Troyer Inc.**

On a motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving an increase from \$475,000 to \$550,000 for the above project. All Aye.

##### **- Melles Griot**

On a motion made by D. Conte and seconded by L. Doyle, a resolution was adopted approving an amendment to lease reflecting the purchase of Melles Griot by CVI Laser, LLC. All Aye.

##### **-192 Mill Street**

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving the refinancing of the subject project. All Aye.

#### **Terminations:**

On motion made by S. Moore and seconded by H. Stuart, a resolution was adopted approving the termination of the following projects:

##### **-MWI, Inc.**

##### **-Eastman Kodak Lot N**

##### **-RCS Development**

##### **-90 Goodway Dr. - James & Deborah Odorczyk**

All Aye.

There being no further business, the meeting was adjourned.