



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – May 18, 2010

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

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

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

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

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

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of March 29, 2010 – April 30, 2010. During that time, 78 monthly visits and 1 follow up visit were conducted. Of the 428 workers that were identified, one was noncompliant on the initial visit. As of May 1, 2010 all monitored sites were compliant. Loewke & Brill delivered signs to 5 new projects.

J. Seil presented the following applications for agency consideration:

Indus Chili Avenue Associates, LLC (Lease/Leaseback)

The company was represented by Jett Mehta. Indus Chili Avenue Associates, LLC (ICAA) proposes to construct a 20,000 square foot, 2 story, 50 unit Microtel Inn & Suites hotel on 2 acres in the Town of Chili. ICAA's parent company Indus Development Company currently has a portfolio of over 35 hotels and restaurants. The hotel will include standard rooms and suites, a fitness center, guest laundry facility and a business center. Executive Director Seil noted that the Town of Chili Supervisor, David Dunning, provided a letter in support of the project. The \$2.9 million project is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. A Public Hearing was held on May 13, 2010 in the Town of Chili, with 1 speaker expressing concern with regard to the level of incentives. Executive Director Seil noted that the Benefit/Incentive ratio for this project is 2:1. After a brief discussion and on a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by L. Doyle and seconded by R. Hurlbutt, an inducement and final resolution was adopted approving subject project. All Aye.

Brothers International Food Corporation (EquiPlus)

The company was represented by Travis Better. Brothers International Food Corporation (Brothers) is a diversified food and beverage company based in Batavia, New York. Brothers supplies frozen fruit and fruit juice concentrate to Fortune 100 food companies and also produces a line of consumer products. Brothers has outgrown their space in Batavia and will be leasing a 24,000 square foot facility at 1175 Lexington Avenue in the City of Rochester. This building has been vacant for the past eight years and will provide Brothers with room for expansion. Brothers will be investing \$75,000 to renovate and equip the space. Brothers employs 19 and expects to create 15 new full-time positions. Brothers has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbutt, an inducement resolution was adopted approving subject project. S. Moore abstained. All others Aye.

On motion made by H. Stuart and seconded by S. Moore, minutes for the meeting of April 20, 2010 were reviewed and adopted and approved. All Aye.

Executive Director Seil discussed County Executive Maggie Brooks' new economic development program, the Monroe Manufactures Jobs LoanPlus program. The program will lend companies 10 percent of the purchase price, up to \$100,000, at 1 percent interest, for the purchase of equipment. The company must invest 10 percent and a partner bank will lend the remaining 80 percent of the purchase price. If the company hires an individual on unemployment who works for the company for six months, a \$500 bonus will be given.

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

- Eagles Landing One LLC

On motion made by R. Hurlbutt and seconded by L. Doyle, a resolution was adopted approving the addition of Veramark and KB America as additional tenants. All Aye.

- Carestream Health

On a motion made by R. Hurlbutt and seconded by S. Moore, a resolution was adopted approving the sale/leaseback of the 150 Verona Street property to Buckingham Properties. All Aye.

There being no further business, on a motion made by R. Hurlbutt and seconded by L. Doyle, the meeting was adjourned.