



## MINUTES – AGENCY MEETING – May 19, 2009

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

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

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

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

A report on the Requests for Verified Exemptions was presented by Ken Pink of The Bonadio Group. During the last month, The Bonadio Group received two requests for exemption from the local labor requirements. For the Unity Health project in the Town of Ogden, a request was received for an exemption from the local labor requirement for installation of glass entry doors as required by the manufacturer's warranty. Mr. Pink reported that upon further review and corroboration, the Bonadio Group found the request valid. For the ESL Federal Credit Union project, a request was received for an exemption from the local labor requirement for the granite wall paneling installation, under the criteria "no local labor available". Mr. Pink reported that upon further review and after consultation with Mr. Frank Wirt, president of the Rochester Building Trades Council, the Bonadio Group found the request valid. To date, The Bonadio Group has reviewed 11 applications for waiver from eight projects. These requests totaled 53 exemptions. Of these, 22 were denied, thereby retaining local jobs.

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of April 4, 2009 – May 3, 2009. During that time, 19 monthly visits were made and 1 follow up visits were conducted. Of the 147 workers that were identified, 2 were noncompliant on the initial visit. As of May 3, 2009 all sites were compliant. There were no projects started and no project completed during this time.

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

J. Seil presented the following applications for agency consideration:

### **Prince ROC, LLC (Lease/leaseback with JobsPlus)**

The company was represented by Dennis Gruttadaro. Prince ROC, LLC is purchasing and renovating 19 Prince Street in the City of Rochester for Brown and Tarantino, LLC. The \$1.1 million project will involve asbestos abatement and renovations to restore the 17,000 square foot facility to its original 1910 appearance. The building is located in the "Neighborhood of the Arts", an area targeted by the City for revitalization, located between the School of the Arts and the Memorial Art Gallery. The City of Rochester is supportive of the project and has requested assistance through COMIDA. Brown and Tarantino, LLC employ 12 FTE and expect to create 4 new jobs in three years. After a brief discussion and on a motion made by L. Doyle and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

**Morrell Commercial, LLC (Lease/leaseback with JobsPlus)**

The company was represented by Jeff Morrell. Morrell Commercial, LLC (Morrell) is a commercial real estate developer that has been operating in Monroe County for over 50 years. Morrell is proposing to construct a new 18,700 square foot headquarters location at 1501 Pittsford-Victor Road in the Town of Perinton. Morrell will be occupying the facility along with S&L Morrell Inc, their residential development company. The remaining space (20%) will be leased to other commercial property related tenants. The \$2,318,000 project will impact 5 existing employees and is projected to create 8 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 1 FTE. A Public Hearing was held in the Town of Perinton on May 18, 2009 with no public comments made. After a brief discussion and on a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by S. Moore and seconded by L. Doyle, an inducement resolution was adopted approving subject project. All Aye.

**Adecco USA, Inc. (Sales Tax Only)**

The company was represented by Rebecca Valladares. Adecco USA, Inc. (Adecco) is a provider of human resource services, temporary staffing, outsourcing, permanent recruitment, outplacement, career management, training and consulting with 6,700 offices worldwide. After considering other locations in Utah, North Carolina and Kentucky, the company has selected Monroe County for Recruiting Center of Excellence. In 2008, Adecco located its Eastern Shared Services Center in Monroe County. Adecco will lease and renovate an additional 13,000 square feet at the Rochester Tech Park in the Town of Gates at a cost of \$410,000. An additional \$575,000 will be spent on equipment and furnishings. The project will create 140 new FTE within three years. The applicant seeks approval of sales tax exemption only. After a brief discussion and on a motion made by A. Burr and seconded by E. Caccamise, an inducement and final resolution was adopted approving subject project. S. Moore abstained. All others Aye.

**Emerald Point Developers, LLC/Advantech Industries (Lease/leaseback)**

The company was represented by John Gizzi. Advantech Industries, Inc. is a full-service sheet metal fabricator and assembler that provides component parts to the medical, defense and communication industries. Advantech is proposing to construct a new 120,000 square foot manufacturing facility on a 12 acre parcel consisting of 100,000 square feet of shop space and 20,000 square feet of offices. The \$3.5MM project will impact 40 existing employees and is projected to create 8 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 4 FTE. A Public Hearing was held in the Town of Ogden on June 16, 2008. After a brief discussion and on a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by L. Doyle, an inducement resolution was adopted approving subject project. All Aye.

**Bedford Paving, LLC (EquiPlus)**

The company was represented by Steve Carozza. Bedford Paving, LLC (Bedford) is a property maintenance support organization which provides full landscape, asphalt paving and snow plowing services for the property management industry. Bedford will be purchasing two loaders for a total amount of \$150,000. Bedford employs 8 in Monroe County and expects to create 1 new FTE position. The company has been approved for a GreatRate on the vehicle 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 S. Moore and seconded by H. Stuart, an inducement and final resolution was adopted approving subject project. All Aye.

Executive Director Seil presented the following item for Agency Action:

**Holiday Inn Express/Dollinger**

On motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving release of assignment of rents and termination of the project in connection with a refinancing. All Aye.

On motion made by H. Stuart and seconded by A. Burr, minutes for the meeting of April 16, 2009 were reviewed and adopted and approved. All Aye.

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