



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – June 16, 2009

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

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

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

Chair Mazzullo called the meeting to order. S. Moore led the Pledge of Allegiance.

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

A report on the Requests for Verified Exemptions was presented by Ken Pink of The Bonadio Group. During the last month, The Bonadio Group has received one request for exemption from the local labor requirements for the Midtown Athletic project, specifically the pool decking, under the criteria “Warranty Requirement”. The value of the project was \$70,000, with approximately 50% of that amount allotted to labor, representing 6-8 jobs for about 5 days. Mr. Pink reported that upon review, the Bonadio Group found the request valid.

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of May 2, 2009 – May 30, 2009. During that time, 14 monthly visits were conducted. Of the 65 workers that were identified, none were noncompliant on the initial visit. As of May 30, 2009 all monitored sites were compliant. Loewke & Brill delivered signs to 1 new project. Five projects were completed this month and 1 site had no workers present. Mr. Usselman reported that he expects to see a significant increase in activity for the next few months.

J. Seil presented the following applications for agency consideration:

**LiDestri Foods, Inc.** (Lease/leaseback)

The company was represented by Ricky Tatar. LiDestri Foods, Inc. (LiDestri) is a private label and contract manufacturer of food products, primarily sauces, dips and salsas. LiDestri is expanding and considering the purchase of a 652,090 square foot facility on a 44.75 acre parcel in the Eastman Business Park (formerly building #642) in the Town of Greece. The project will include the purchase and renovation of the building at a cost of \$5.15 million. An additional \$5.35 million will be spent on equipment and other costs. A facility in Columbia, South Carolina is also under consideration. LiDestri currently has production facilities in Fairport, NY; Dundee, NY; New Jersey and California. The project will impact 425 jobs locally and create 60 new FTE over three years. The JobsPlus requirement is 43. A Public Hearing was held in the Town of Greece on June 15, 2009. After a brief discussion and on a motion made by L. Doyle and seconded by R. Hurlbut, an inducement and final resolution was adopted approving subject project. All Aye.

**Taksum Associates, LLC****(Lease/leaseback)**

The company was represented by Barry Muskat. Taksum Associates, LLC (Taksum) intends to purchase and renovate a 3,200 square foot building on a .68 acre site located at 1132 Scottsville Road in Chili. Taksum also will build a 4,000 square foot addition to the front of the building. Updates will also be made to the parking lot, fencing, landscaping and signage. The building tenant will be United Uniform Co., Inc. (United). United is an apparel wholesaler that specializes in uniforms and related equipment for public safety and municipalities. United has its headquarters in Amherst, NY with leased locations in Rochester and Syracuse. The \$985,000 project will impact 3 existing FTE and is projected to create 1 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and supplier rule. The JobsPlus job creation requirement is 1 FTE. 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 R. Hurlbut, an inducement resolution was adopted approving subject project. All Aye.

**Gregory Street Transfer, LLC****(Lease/leaseback)**

The company was represented by Howard Konar. Gregory Street Transfer LLC proposes to develop a new mixed use building located at 661 South Avenue in the City of Rochester's South Wedge neighborhood. The 40,000 square foot building will consist of 7,000 square feet of leaseable commercial space with the second, third and fourth floors being devoted to a mix of 33 market rate studio, one and two bedroom rental units. This \$4.8 million project is expected to create 4 new FTE over the next three years. The applicant seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The JobsPlus job creation requirement is 1 FTE. A Public Hearing was held June 15, 2009 in the City of Rochester. 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 A. Burr, an inducement resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by S. Moore, minutes for the meeting of May 19, 2009 were reviewed and adopted and approved. All Aye.

Chair Mazzullo requested that the Board consider a waiver period through December 31, 2010 for companies who had failed to meet their job requirements as documented by the Annual Financial Report process. The companies reflect the current economic conditions being experienced throughout the country. Chair Mazzullo noted that the unemployment rate in Monroe County, which stood at 5.3% in February 2008, has grown to 7.2% in April 2009. Chair Mazzullo noted that of the total projects reported, 219 include job creation/maintenance requirements. Of those only 19 failed to meet the requirements. Chair Mazzullo indicated that the Board had previously approved such a waiver following the events of September 11, 2001. After a brief discussion, on a motion made by R. Hurlbut and seconded by H. Stuart, the board approved the waiver through December 31, 2010.

Executive Director Seil noted that on an overall basis, companies that have received assistance are far in excess of their job creation requirements. Of the 467 companies surveyed for the Annual Financial Reporting process, their jobs at application were approximately 42,000. As of December 31, 2008, these same companies reported 58,971, a net result of more than 17,000 jobs created, far exceeding the required 2,600 jobs. Executive Director Seil noted that at the annual meeting for the New York State Economic Development Council, COMIDA received 3 marketing awards for its publications and website.

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

**LeFrois Development**

On motion made by R. Hurlbut and seconded by A. Burr, a resolution was adopted approving the addition of Kango Play Center as a tenant to this project. All Aye.

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