



## MINUTES – AGENCY MEETING – July 17, 2007

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

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

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

Chair Mazzullo called the meeting to order. H. Stuart led the Pledge of Allegiance.

J. Seil presented the following applications for agency consideration:

### **Wegmans Food Markets, Inc. (Lease/leaseback w/ JobsPlus)**

The company was represented by Charles Henderson. Wegmans Foods Markets, Inc. is proposing to construct a new 43,000 square foot Culinary Innovation Center on 5.2 acres on Fisher Road in the Town of Chili. This \$22 million project will include a test kitchen and plant that will develop and produce new food products. Current production of soups, sauces and marinade meats will be moved from the Brooks Avenue location to the new facility. A location in Pennsylvania was also considered for this new project. The project will impact 69 FTEs and is expected to create 24 new employees over the next five years. The applicant seeks approval of JobsPlus tax abatement. The JobsPlus requirement is 7. A Public Hearing on the project was held July 16, 2007 in the Town of Chili. After a brief discussion and on 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 H. Stuart, a final resolution was adopted approving subject project. All Aye.

### **1028 Enterprises LLC (Kids First Childcare, Inc.) (Lease/leaseback w/JobsPlus)**

The company was represented by Diana Singer. 1028 Enterprises LLC proposes to construct an 8,000 square foot building on 18 acres in the Town of Penfield which will house a day care center. The facility will be leased to a related entity, Kids First Childcare, Inc. which currently operates two other day care centers in Monroe County. The total investment in the new project is \$1.5 million and will result in the creation of 20 FTE. The company seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 5 FTE. A Public Hearing on the project was held July 16, 2007 in the Town of Penfield. After a brief discussion and on 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 S. Moore and seconded by H. Stuart, a final resolution was adopted approving subject project. All Aye.

**Corrigan Moving Systems – New York LLC (Lease/leaseback w/JobsPlus)**

The company was represented by Michael Corrigan. Corrigan Moving Systems (CMS) is a full-service transportation company providing relocation for households and corporate relocations including office moves, trade show exhibits, document retention and business records management, customized crating of antiques or parts shipments for export, logistics management for manufacturing plants, customs documentation, freight forwarding, ocean and air consolidations. CMS is based in the Midwest with 12 warehouse centers and a transportation system providing moving and storage throughout the world. In 2003, CMS acquired East End Moving & Storage in the City of Rochester. The applicant proposes to purchase 5.3 acres in the Town of Henrietta and will construct a 25,300 square foot facility that will house a more efficient warehouse and operational center with room for future growth. This \$2.5 million project will impact 29 existing FTEs, and will create 6 new FTEs within 5 years. The applicant is seeking approval of the JobsPlus tax abatement. The JobsPlus requirement is 3 FTE. A Public Hearing on the project was held July 16, 2007 in the Town of Henrietta. After a brief discussion and on 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 A. Burr and seconded by H. Stuart, a final resolution was adopted approving subject project. All Aye.

**Move BA, Inc. (EquiPlus)**

The company was represented by Plamenka Buzuk. Move BA, Inc. (Move BA) is a new trucking firm specializing in local distribution. Move BA will be purchasing a 2008 International 4300 Truck. The cost of the equipment is \$66,971. The Company will be creating 1 new full time position. Move BA 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 motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving subject project. All Aye.

**Van Hook Service Co., Inc. (EquiPlus)**

The company was represented by Ed Van Hook. Van Hook Service Co., Inc. (Van Hook) specializes in industrial and commercial refrigeration and air conditioning services. Van Hook was founded in 1973 and operates on a 24/7 basis. The company intends to purchase six service vehicles and related equipment to accommodate business growth. The combined cost of the equipment is \$176,166. Van Hook employs 42 and will be creating 4 new full time positions. Van Hook has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. Van Hook has previously been approved for a GreatRate/EquiPlus in 2005. After a brief discussion and on motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by S. Moore, minutes for the meeting of June 19, 2007 were reviewed and adopted and approved. All Aye.

Chair Mazzullo expressed her thanks for all those who took the time to write letters in support of the IDA and the benefits the Agency brings to the community. She especially wished to thank Andy Gallina, Al Longwell and Craig Jerabeck for their support. Chair Mazzullo stated that all Board members are required to attend a half-day training session regarding the Public Authority Law. For those who have not yet attended, she noted that the training session was very worth while and informative.

Acting Executive Director Seil recommended to the Board that the JobsPlus Uniform Tax Policy job creation requirement be amended to 3 years, from the current 5 years. The 5 year policy was adopted after 9/11 when companies were having trouble meeting their 3 year goal. After further discussion and on motion made by H. Stuart and seconded by A. Burr, a resolution was adopted changing the JobsPlus Uniform Tax Policy to 3 years. All Aye. The policy will go into effect starting with the August meeting.

Bob Enright, The Bonadio Group, reported on 43 site visits during the last month. These visits were to 19 different sites. These visits confirmed 370 workers in total, with 5 from outside the local labor area. These workers were no longer present on the subsequent follow-up visit within 24 hours. Wiljeff/RIT Collegetown site received 7 visits for a total of 125 workers; 2 from outside the local labor area. Again, these workers were not present at the follow-up visit, conducted within 24 hours of the original visit. This site was subject to 5 subsequent visits and at each visit, the site was 100% compliant with Local Labor requirements.

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

**Miscellaneous:**

**-Ridgeview Special Needs Apartments LP**

On a motion made by S. Moore and seconded by H. Stuart, a resolution was adopted approving the project increase from \$5,750,000 to \$7,750,000. All Aye.

**Terminations:**

**-111 Holleder Parkway/155 Holleder Parkway (Apollo Tool)**

On a motion made by S. Moore and seconded by L. Doyle, a resolution was adopted approving the termination of the above project. All Aye

The Public Forum was opened by Chair Mazzullo. Tom Stephans, Local 832, inquired about the Public Comment portion of the meeting being moved to the end of the Agenda. Chair Mazzullo emphasized that if there were questions regarding a project, they could be entertained while the project was being brought before the Board. Frank Wirt, Rochester Carpenters Local offered comment on a waiver granted to the Wiljeff/RIT Collegetown project, as well as a recently published study conducted by Cornell University on Worker Misclassification. Mr. Wirt indicated he would provide a copy of the study to the board. Tom Marris, Carpenters Local, referenced the Wiljeff/RIT Collegetown project corporate structure/relationship with regard to the former Sibley building in the City of Rochester. Mr. Townsend clarified that they are not the same entities. Ray Tierney questioned the board's and attorney's involvement in review of applications and attendance at public hearings. He also questioned signed documents signed by Mr. Townsend. The document in question was a New York State RP-412-a which Mr. Townsend pointed out is related to the serving of a payment in lieu of tax agreement and not part of the application. After a lengthy discussion, A. Burr suggested that Mr. Tierney might consider providing a comprehensive written statement to the board, to which they would respond. Mr. Tierney agreed to prepare formal questions. The Public Forum was closed. There being no further business, on a motion by H. Stuart and seconded by A. Burr, the meeting was adjourned.