



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – September 16, 2008

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

Board Present: T. Mazzullo (Chair), E. Caccamise, 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. E. Caccamise led the Pledge of Allegiance.

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of August 4, 2008 – August 29, 2008. During that time, 33 monthly visits were made and 3 follow up visits were conducted. Of the 202 workers that were identified, 8 were noncompliant on the initial visit. Five of these workers were not present on the follow up visit which was conducted within 24 hours and 3 were now compliant. As of August 29, 2008 all sites were compliant. Seven sites had no workers. Signs were delivered to four new sites, and two projects are now complete.

J. Seil presented the following applications for agency consideration:

Riverview Lofts, LLC (City CHOICE Program)

The company was represented by Patrick Dutton. Riverview Lofts, LLC proposes to renovate a 40,000 square foot vacant warehouse located at 228 South Avenue in the City of Rochester. There will be 16 two-bedroom condos and 3 one-bedroom units, all to be sold at market rates. Riverview Lofts, LLC will also be purchasing a lot next door for parking. The \$3.2 million project qualifies for the City Choice program as a result of being located in the targeted Center City Area. After a brief discussion and on a motion made by S. Moore and seconded by E. Caccamise, a final resolution was adopted approving subject project. All Aye.

National Ambulance & Oxygen Services, Inc. dba Rural Metro Medical Services (Sales Tax Only)

The company was represented by Jason Bortle. Rural Metro Medical Services (Rural Metro) is the official 911 service provider for the City of Rochester and also provides back-up service and mutual aid for Monroe County volunteer agencies. Rural Metro proposes to purchase a new \$1.4 Million computer aided dispatch system (including hardware and software), an ePCR system, and 33 new cardiac monitors/defibrillators. Rural Metro employs 196 in Monroe County and expects to create 12 new full time positions. The company is seeking exemption from sales tax only. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

VP Supply Corporation (EquiPlus)

The company was represented by Gary Perkins. VP Supply Corp (VP) is a wholesale plumbing and HVAC supplier that was founded in 1965. VP will be purchasing a new rough terrain forklift for \$60,221. VP employs 85 in Monroe County and expects to create 2 new full time positions. The company has been approved for a GreatRate on the equipment 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 H. Stuart and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

First Choice Medical Urgent Care PC (EquiPlus)

The company was represented by Rob Giambrone. First Choice Medical Urgent Care PC (First Choice) plans to open an urgent care center at 1200 Jefferson Road in the Town of Henrietta. First Choice will offer after hour treatment for minor emergency problems. First Choice will be investing \$399,417 in medical equipment and office furnishings. First Choice expects to create 7 new full time positions within one year. The company has been approved for a GreatRate on the equipment 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 E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Gallina Cambridge, LLC (Lease/Leaseback)

The company was represented by Kurt Sertl. Gallina Cambridge, LLC proposes to build an 18,000 square foot, single story, office building on 5.26 acres of the Cambridge Place subdivision in the Town of Brighton. Genesee Regional Bank intends to lease 9,900 square feet of space for their corporate headquarters. Genesee Regional Bank is a NYS chartered commercial bank founded in 1996 with branches in Pittsford and Greece. The \$2 million project is expected to impact 23 FTE and create 10 within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The JobsPlus job creation requirement is 3 FTE. J. Seil noted that a Public Hearing was held in the Town of Brighton today. J. Seil indicated that following people were in attendance at the Public Hearing – Kurt Sertl and Andy Gallina representing Gallina Development, Michael Townsend – COMIDA counsel, Bill Moyle- attorney for the Town of Brighton, Judy Schwartz, Ray Tierney – Brighton Town council, Douglas Clapp- Communications Director for the Town of Brighton and Sandy Frankel- Supervisor for the Town of Brighton. J. Seil reported that questions and comments at the Public Hearing were made regarding the number of jobs existing and projected at both the headquarters and branch locations; benefit/incentive ratio, the copy of the application that was sent to the Town of Brighton and missing attachment that was subsequently hand delivered to the Town Supervisor, economic benefits to be derived from the new project, the extent of the project search area and other sites considered. After a brief discussion and on a motion made by H. Stuart and seconded by S. Moore, resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by H. Stuart and seconded by S. Moore, a final resolution was adopted approving subject project. All Aye.

On motion made by H. Stuart and seconded by S. Moore, minutes for the meeting of August 19, 2008 were reviewed and adopted and approved. All Aye.

On a motion made by E. Caccamise and seconded by H. Stuart, a resolution was adopted approving the expansion of the definition of the Local Labor area to include Seneca, Wyoming and Yates counties, aligning the definition to that of the Empire State Development Finger Lakes Region. All Aye.

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

1225 Jefferson Road LP

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving the termination of the above project for failure to meet the job creation requirements. All Aye.

The Public Forum was opened by Chair Mazzullo. Ray Tierney's comments included a request to allow public comment on projects before the board, and board member attendance at Public Hearings. Sherrie Krause commented on lack of comments on the applications from the COMIDA Board members, and requested that the board provide an opportunity for public comment. Tom Stevens requested that the board provide an opportunity to comment on projects under consideration and asked for further identification of the terminated project and any clawback possibility. Tom Mayers – Carpenters Local, applauded the extension of the local labor area to include Seneca, Wyoming and Yates counties, and asked that the board provide further details on terminated projects. There being no other speakers, the Public Forum was closed.

There being no further business, on a motion made by H. Stuart and seconded by S. Moore, the meeting was adjourned.