



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – September 18, 2012

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, C. Campbell,  
R. Gerbracht

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),  
E. Liberti, M. Townsend, Esq.

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

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

Mike Loewke of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of August 1, 2012 – August 31, 2012. During that time, 63 monthly visits were conducted. Of the 382 workers that were identified, none were noncompliant on the initial visit. As of August 31, 2012 all monitored sites were compliant. Signs were delivered to three new projects.

J. Seil presented the following applications for agency consideration:

<b><u>Alexander Properties of Rochester LLC</u></b>	<b><u>Lease/leaseback with JobsPlus</u></b>
<b><u>Buckingham Properties of Rochester LLC</u></b>	<b><u>Sales Tax Only</u></b>

The company was represented by Richard Finley. Alexander Properties of Rochester LLC (APR) is proposing to renovate and equip an existing commercial building at 259 Alexander Street in the City of Rochester. The renovated space will be occupied by a related entity, Buckingham Properties LLC (BP) a real estate development and management company. This \$680,000 project will accommodate continued growth at Buckingham and is projected to create 4 new FTEs within three years. BP is seeking sales tax exemption on equipment, furniture and fixtures for their new location. APR seeks approval of the JobsPlus property tax abatement. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by E. Caccamise and seconded by C. Campbell, a resolution was adopted approving subject project. All Aye.

<b><u>eHealth Global Technologies</u></b>	<b><u>EquiPlus</u></b>
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The company was represented by Greg Foust. eHealth Global Technologies (eHealth) is a medical record retrieval and electronic delivery service provider located at 140 Allen's Creek in the Town of Brighton. eHealth will be investing \$360,000 to expand their data center located on Plymouth Avenue in the City of Rochester in order to accommodate their continued growth. eHealth currently employs 70 FTEs and projects to add 4 new FTES. eHealth 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 R.

Gerbracht and seconded by C. Campbell, a resolution was adopted approving subject project. All Aye.

### **Kingsbury Corporation**

In February 2012, Optimization Technology Inc., headquartered in Rush, New York, acquired Kingsbury Corporation, a designer and manufacturer of quality special purpose high production metal cutting, assembly equipment, machining centers. Kingsbury had been operating in bankruptcy since September 2011. Since February, over \$2 million in manufacturing equipment has been relocated to Optimization's Lexington Avenue location in the Town of Greece. Kingsbury is proposing over \$4 million in improvements to the new location, a formerly vacant Kodak warehouse. NYS has offered over \$1.2 million in Excelsior credits to assist with the project. Kingsbury Corporation has been approved for GreatRate through MCIDC and is seeking exemption from sales tax through the EquiPlus program. To date Kingsbury has created 35 jobs and 115 are projected over 3 years. After a brief discussion and on a motion made by E. Caccamise and seconded by A. Burr, a resolution was adopted approving subject project, up to \$100,000 subject to a Public Hearing. All Aye.

On motion made by E. Caccamise and seconded by R. Gerbracht, minutes for the meeting of August 21, 2012 were reviewed and adopted and approved. All Aye.

Executive Director Seil reported that a Request for Proposals for Labor Monitoring was published August 17, 2012. One response was received and reviewed by the Governance Committee. On a motion made by T. Mazzullo and seconded by E. Caccamise, a resolution was adopted approving the recommendation of the Governance Committee that a four year contract at \$82,400 be awarded to Loewke Brill Consulting Group, Inc. Executive Director Seil noted that during the next month, the Finance Committee will be meeting to prepare the budget which is expected to be presented to the Full Board at the October 16, 2012 meeting.

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

#### **Miscellaneous:**

##### **-Pelusio Spencerport (formerly Morgan Management)**

On a motion made by A. Burr and seconded by E. Caccamise, a resolution was adopted approving the sale of an existing parcel. All Aye.

##### **- American Management (American Fleet Management)**

On a motion made by C. Campbell and seconded by R. Gerbracht, a resolution was adopted approving the refinancing of an existing mortgage as to language only; no additional benefits extended. All Aye.

##### **-Thomas Creek**

On a motion made by C. Campbell and seconded by E. Caccamise, a resolution was adopted approving a Payment in Lieu of Taxes agreement for this project which was approved May 2011 and amended July 2012. All Aye.

At the request of M. Townsend, on a motion made by A. Burr and seconded by C. Campbell, the board voted to move to Executive Session to discuss an update on the Scott Congel project. All Aye.

On a motion made by A. Burr and seconded by C. Campbell the board voted to exit the Executive Session. All Aye.

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