



## MINUTES – AGENCY MEETING – December 18, 2007

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

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

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

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

D. Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of November 1, 2007 – November 30, 2007. During that time, 23 monitoring visits were made to 17 sites. Of the 255 workers that were identified, 10 were from outside the local labor area, and 11 had no identification. All workers had identification upon the follow-up visit conducted within 24 hours. All projects visited in November are now 100% compliant. Two sites had no workers. With regard to the 10 workers from outside of the local labor area, these workers were covered by a waiver granted by the Waiver Committee to the Wegmans Culinary Arts project. J. Seil stated that the Waiver Committee reached its decision after reviewing the bids. Waivers may be granted due to warranty, specialized construction, significant cost differential or the absence of local labor. The Wegmans waiver was granted based on the significant cost differential (51%).

J. Seil presented the following applications for agency consideration:

### **Corning Tropel Corporation** (Sales Tax Only)

The company was represented by Paul Then. Corning Tropel Corp., a manufacturer of precision optics and metrology instruments, has a number of initiatives and opportunities that will drive growth over the next five years. To accommodate this growth, Corning proposes to move existing functions, including a machine shop and the metrology instruments business to a leased facility at 57 O'Connor Road in the Town of Perinton. Corning will then renovate and expand its headquarters at 60 O'Connor Road. The \$2.75 million project will expand clean room space and manufacturing capacity for lasers and other light sources, as well as optical measurement instruments. The project will impact 197 existing employees and is expected to create 55 new FTEs over the next three years. A Public Hearing was conducted in the Town of Perinton on December 10, 2007. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by L. Doyle and seconded by R. Hurlbut, a final resolution was adopted approving subject project. All Aye.

**Association for the Blind and Visually Impaired-Goodwill Industries of Greater Rochester, Inc. (Civic Facility Bond)**

The company was represented by A. Gidget Hopf. In September 2006, the Association for the Blind and Visually Impaired-Goodwill (ABVI) was approved for a \$2,750,000 bond to construct a new 26,000 square foot facility at 1807 Nathaniel Poole Trail in the Town of Sweden to house a Goodwill store, a donation and processing center, and vision rehabilitation and other services. The bond project has been expanded to encompass 1) the acquisition of a 20,280 square foot warehouse at 4 Champeney Terrace in the City of Rochester to be used as a processing center for donated goods, 2) the acquisition and renovation of a 21,869 square foot building at 526-546 S. Clinton Avenue in the City of Rochester for consolidation of its call center and 3) the acquisition of a 3.1 acre parcel at 1067 Ridge Road in the Town of Webster for construction of a 23,766 square foot building to be used as a new Goodwill store. ABVI is seeking approval of an \$8 Million Tax- Exempt Civic Facility Bond to finance the project. Public Hearings were held in the City of Rochester (December 3, 2007), the Town of Webster (December 4, 2007) and the Town of Sweden (December 5, 2007). 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 properties. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement 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 Dave Bonacchi. Rural Metro Medical Services (Rural Metro) has provided 911 ambulance services to the City of Rochester for the past 19 years. Rural Metro also provides emergency medical and transportation services for individual facilities and has mutual aid agreements with Monroe County volunteer organizations. Rural Metro will be purchasing 12 new ambulances at a combined cost of \$720,000. Rural Metro employs 190 FTE 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 R. Hurlbut and seconded by L. Doyle, an inducement resolution was adopted approving subject project. All Aye.

**Windheim Tool Co., Inc. (Equiplus)**

The company was represented by Jay Windheim. Windheim Tool Co., Inc. (Windheim Tool) has been providing tooling products and related supplies to the machining industry since 1949. Windheim Tool is proposing to purchase new computer and phone systems for a combined cost of \$157,000. Windheim Tool employs 9 FTE in Monroe County and expects to create 1 new full time position. The company has been approved for a GreatRate on the 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 R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**North Forest Properties #3, LLC (Lease/leaseback)**

North Forest Properties #3, LLC (NFP) is proposing to build an 8,000 square foot office building in the Town of Penfield. The building will house the Active Day Habilitation Program of Continuing Developmental Services, a not-for-profit agency that supports people with developmental disabilities. Day habilitation services include clinical services such as nursing, physical therapy, speech therapy, occupational therapy, and behavioral services. This \$900,000 project will impact 21 existing employees and is projected to create 2 new FTEs within three years. The applicant seeks approval of JobsPlus property tax abatement based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 2 FTE. 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 R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**The Harley School** (Tax Exempt Civic Facility Bond)

The company was represented by Tim Cottrell. The Harley School, a 501(c)3 college preparatory, independent day school, was established in 1917. In 2005, Harley completed a \$12 million renovation and expansion project which included classrooms, theaters, the field house, swimming pool and libraries. The proposed \$10 million project will include \$3 million for modernization of the science wing, roof work and other renovations, and will refinance the existing \$7 million debt for the 2005 project. This project will impact 117 existing FTEs. The applicant is seeking up to \$10 million in tax exempt civic facility bonds. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**Casa Larga Vineyards** (EquiPlus)

The company was represented by Andrea Colaruotolo O'Neill. Casa Larga Vineyards (Casa Larga) is a family owned winery established by Andrew Colaruotolo in 1974. Located on 45 acres in the Town of Perinton, Casa Larga is the only winery in Monroe County. Casa Larga is proposing to make internal renovations and purchase additional wine manufacturing equipment totaling \$195,000. Casa Larga employs 18 FTE 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 L. Doyle and seconded by H. Stuart, an inducement resolution was adopted approving subject project. All Aye.

**Elmer W. Davis** (EquiPlus)

The company was represented by Carl Benson. Elmer W. Davis Inc. (Elmer Davis) is a commercial roofing contractor located in the City of Rochester. Elmer Davis will be purchasing a boom truck crane, 4 new service trucks, a rock vacuum and a portable generator. The combined cost of the equipment is \$479,000. Elmer Davis employs 54 FTE and will be creating 4 new full time positions. Elmer Davis has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**Solid Surfaces, Inc.** (EquiPlus)

The company was represented by Beverly Alessi. Solid Surfaces, Inc. was founded in 1982 and is located in the Genesee Regional Market in the Town of Henrietta. SS is a manufacturer of solid surface products (Corian, granite, Zodiaq, HiMacs, Avonite) used in commercial and residential projects. SS currently employs 90 within Monroe County and will be creating 5 new FTEs within two years. SS will be making \$230,000 in equipment purchases including a water filtration system, dust booths, phone system and shaper/polisher. The company seeks EquiPlus on phone system purchases, and has been approved for a GreatRate on the purchases through the Monroe County Industrial Development Corporation. SS has previously used the GreatRate/Rebate/Equiplus programs, and has grown from 48 employees in 2004. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

**Merlin International Corp.** (EquiPlus)

The company was represented by Doug Smith. Merlin International Corp. (Merlin) provides high quality on-demand four color printing and related services. Merlin is relocating to 50 Berman Park in the Town of Gates and will be renovating the facility at a cost of \$134,500. Merlin will also be purchasing a Xeikon 5000 Digital Press for \$230,000. The company is seeking sales tax exemption on the renovation costs. The Company will be creating 2 new full time positions. Merlin has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by L. Doyle and seconded by R. Hurlbut, an inducement resolution was adopted approving subject project. S. Moore abstained. All others Aye.

## **Approval of Minutes**

Bill Moehle, Town of Brighton attorney, presented a letter to the board requesting that the minutes of October 16, 2007 be amended. On motion made by H. Stuart and seconded by R. Hurlbut, minutes for the meeting of November 20, 2007 were reviewed and approved. All Aye.

Acting Executive Director J. Seil reviewed that the COMIDA Employee Handbook had been updated to incorporate the requirements of the Public Authorities Accountability Act. Copies of the handbook had been distributed to the board prior to the meeting for their review. On a motion made by R. Hurlbut and seconded by S. Moore, the handbook was approved.

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

### **Termination:**

#### **-100 Beaver Road LLC**

On a motion made by L. Doyle and seconded by H. Stuart, a resolution was adopted for termination of the above project. All Aye.

### **Miscellaneous:**

#### **-Gleason Corporation**

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving a tenant sublease. All Aye.

#### **-Civic Center Parking Lot**

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted allowing the subtenant, MapCo, to provide insurance to the IDA. H. Stuart abstained. All others Aye.

#### **-St. John Fisher College**

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted to amend the Bond Documents to reflect the new letter of credit bank. All Aye.

#### **National Ambulance & Oxygen Services, Inc.**

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving an increase of project amount from \$181,000 to \$361,956. All Aye.

The Public Forum was opened by Chair Mazzullo. G. Swanson, Ironworkers Local 33 inquired about filling the board position created by Dan Conte's resignation. J. Seil and Chair Mazzullo indicated that the process is ongoing, and possible candidates are being reviewed. G. Swanson asked about the waiver granted to the Wegmans Culinary center waiver. J. Seil stated that the waiver was granted by the two remaining members of the waiver committee, and that when the new board member is appointed, that person will join the Waiver Committee. Ray Tierney, Town of Brighton, asked that the Board ask for repayment of the mortgage tax exemption granted to the Brighton Lodging project, and that the Town of Brighton's share be remitted to the town. Mr. Tierney presented the Board with a Town of Brighton resolution to that effect. Chair Mazzullo indicated the Board will review the resolution and formally respond.

The Public Forum was closed. There being no further business, on a motion made by R. Hurlbut and seconded by S. Moore, the meeting was adjourned.