



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY ANNUAL MEETING OF APRIL, 16, 2009
EBENEZER WATTS CONFERENCE – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio Group Report
5. Loewke Brill Report
6. Applications:

**Apollo Development Co., LLC (Lease/leaseback)
2060 Fairport Nine Mile Point Rd.
Penfield, NY 14526**

**Tenant: University Sports Medicine/Razak Architects
Project Address: 2060 Fairport Nine Mile Point Rd.
Penfield, NY 14526**

Apollo Development Company, LLC (Apollo) proposes to construct a new 25,000 square foot building in the Town of Penfield. The new building will be primarily occupied by Razak Architects and University Sports Medicine (USM). USM is a collaborative program between the University of Rochester Medical Center's Department of Orthopedics and Strong Memorial Hospital. USM is comprised of Sports Rehabilitation and the Division of Sports Medicine. Sports Rehabilitation has locations in Brighton and Greece and is proposing to open a third location on the east side of Monroe County. The new location is expected to create 4 new FTE and 1 PT over the next three years. The applicant seeks approval of LeasePlus based on the use of 100% local labor and suppliers to construct the project. The LeasePlus job creation requirement is 2 FTE.

**Gallina Cambridge, LLC (Lease/leaseback)
1870 South Winton Rd., Suite 220
Rochester, New York 14618**

**Tenant: Medaille College
Project Address: 1870 South Winton Rd.
Rochester, New York 14618**

Gallina Cambridge, LLC proposes to build out an existing 18,000 square foot building in the Cambridge Place Business Center in the Town of Brighton. Approximately 13,198 square feet will be leased to Medaille College. Medaille College is a four year college, headquartered in Buffalo, NY, offering undergraduate, graduate and accelerated learning programs. The \$400,000

project is expected to impact 17 FTE and create 2 FTE within three years. The applicant seeks approval of LeasePlus property tax abatement for University related facilities for the portion of the building to be occupied by Medaille College. The job creation requirement is 2 FTE.

Choice One Development – Unity, LLC (Lease/leaseback)
642 Kreag Rd., Suite 210
Pittsford, New York 14534

Tenant: Unity Hospital of Rochester

Choice One Development - Unity, LLC is constructing a 21,000 square foot, single-story medical office building near the intersection of North Union Street and Big Ridge Road in the Town of Ogden. The primary tenant will be Unity Hospital of Rochester which will sublet space to Unity-Spencerport Renal Center and Unity Family Medicine-Spencerport. Unity-Spencerport Renal Center will be establishing a new 17 station dialysis center in the building to serve end-stage renal disease patients. Unity Family Medicine-Spencerport will be relocating its family medicine practice into the state-of-the-art facility which offers additional examination rooms and space for a new care-giver. The \$4.7MM project impacts 27 FTE and projects to create 10 new FTE within three years. The applicant seeks approval of LeasePlus property tax abatement based on the local labor and supplier rule. The LeasePlus job creation requirement is 3 FTE.

Central Roadways, Inc. (EquiPlus)
224 Portland Avenue
Rochester, New York 14605

Central Roadways, Inc. has been providing asphalt paving and snowplowing services to businesses and municipalities in Monroe County for over 40 years. Central Roadways is proposing to purchase two New Holland LW loaders and a Ford 550 dump truck for a combined cost of \$181,000. Central Roadways employs 3 in Monroe County and expects to create 1 new FTE position. 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.

Labella Associates, P.C. (EquiPlus)
300 State Street
Rochester, New York 14614

Labella Associates, P.C. (Labella) is an architectural, engineering and environmental planning firm located in the City of Rochester. Labella will be purchasing new surveying equipment, computer hardware and software totaling \$167,216. Labella employs 132 in Monroe County and expects to create 4 new FTE 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.

Barrett Distribution Centers, Inc. (EquiPlus)
1680 Lyell Avenue
Rochester, New York 14606

Barrett Distribution Centers, Inc. (Barrett) is a provider of third party logistics services, which include contract warehousing, fulfillment services, public warehousing, and transportation services. Barrett is headquartered in Boston and will be expanding into New York State to occupy 45,000 square feet of distribution space at 1680 Lyell Road in the City of Rochester. Barrett is proposing to invest \$254,000 in pallet racking, shelving, and material handling equipment. Barrett expects to create 8 new FTE positions. The company has been approved for a GreatRate and GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Genesee Scrap & Tin Baling Inc. (EquiPlus)
80 Steel Street
Rochester, New York 14606

Genesee Scrap & Tin Baling, Inc (Genesee Scrap) is a recycler of steel and metal products located in the City of Rochester. Genesee Scrap will be purchasing a truck in the amount of \$87,500. Genesee Scrap employs 46 in Monroe County and expects to create 3 new FTE positions. The company has been approved for a GreatRate on the vehicle purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

7. Approval of Minutes – March 17, 2009
8. Acting Chair Stuart - Discussion Items
9. Executive Director Seil – Discussion Items
 - Officer Nominations
 - Theresa Mazzullo – Chair
 - Robert Hurlbut – Vice Chair
 - Hank Stuart - Secretary
 - Ann Burr – Treasurer
 - Lauren Doyle – Asst. Secretary
 - ☑ Approve/Re-adopt Policies
 1. Code of Ethics
 2. Duties & Responsibilities
 3. Compensation, Reimbursement and Attendance Policy
 4. Defense and Indemnification Policy
 5. Disposition of Real Property Guidelines
Contracting Officer – **Judy Seil**
 6. Extension of Credit –
 7. Internal Control –
Internal Control Officer – **Steve Moore**

8. Investment Policy
9. Procurement Policy
10. Travel Policy
11. Whistleblower Policy

- ReAdopt Governance Committee Charter

- ReAppoint Governance Committee
- Hank Stuart - **Chair**
- Robert Hurlbut
- Theresa Mazzullo

- ReAdopt Audit Committee Charter-

- Reappoint Audit Committee
- Ann Burr – **Chair**
- Lauren Doyle
- Stephen Moore

- ReAdop PILOT Compliance Review Policy

- Reappoint PILOT Review Committee
- Robert Hurlbut - **Chair**
- Theresa Mazzullo
- Hank Stuart

10. Bonadio & Company
-COMIDA **2008** Audit

11. Legal Counsel Townsend – Discussion

Miscellaneous:

Medvest Management, Ltd – consent to assignment of Lease Agreement to 1895 Management, Ltd.

Adjournment

The next meeting of the Agency will be held on **Tuesday, May 19, 2009.**