



MINUTES – AGENCY MEETING – May 20, 2008

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

Board Present: R. Hurlbut (Acting Chair), A. Burr, L. Doyle, H. Stuart

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

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

Dan Conte of Loewke & Brill Consulting presented the Monitoring Report for the period of March 28, 2008 – May 2, 2008. During that time, 27 monitoring visits were made and 9 follow up visits. Of the 393 workers that were identified, 23 were non-compliant on the initial visit. Eighteen of these workers were compliant on the follow up visit which was conducted within 24 hours and the other 5 were no longer onsite. As of May 2, 2008 all sites were compliant.

J. Seil presented the following applications for agency consideration:

Zeller Corporation (Lease/Leaseback – Sales Tax Only)

The company was represented by Gary Haseley. The Zeller Corporation (Zeller) is a wholesale distributor of electrical components and manufacturer of industrial automation and controls. Zeller was founded in Rochester in 1961 and has experienced an evolution in the products, capabilities and services they offer their customers. Their current facility will not support the growth plan for the company so they are relocating into 55,000 square feet of leased space at 1000 University Avenue (Gleason Works). Zeller intends to invest \$1.4 million in building improvements and equipment. The project will impact 63 existing employees and is projected to create 51 new FTE within three years. The applicant is seeking approval for a sales tax exemption only. After a brief discussion and on a motion made by L. Doyle and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

Gallina Development Corp./Transcat Inc. (Lease/Leaseback – JobsPlus)

The company was represented by Kurt Sertl. Gallina Development Corp. proposes to renovate and expand 35 Vantage Point Drive in the Town of Ogden to accommodate growth at Transcat, Inc. Transcat, Inc. is a global distributor of test, measurement and calibration instruments and accredited provider of calibration and repair services for the process, life science and manufacturing industries. Transcat has outgrown the 27,000 SF building and requires additional office and warehouse space. Gallina proposes to construct a 10,000 SF expansion and convert existing warehouse space into offices. The \$500,000 project will impact 110 existing employees and is projected to create 11 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the technology based producer service use. The Jobs Plus job creation requirement is 11 FTE. After a brief discussion and on a 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 H. Stuart and seconded by L. Doyle, an inducement and final resolution was adopted approving subject project. All Aye.

Unity Ridgeway, LLC**(Lease/Leaseback with LeasePlus)**

The company was represented by Amy Tait. Unity Ridgeway, LLC proposes to construct a 123,000 square foot, four-story medical office building located on 18 acres at 2655 Ridgeway Ave. in the Town of Greece. The building is being developed on behalf of Unity Health System due to the growth of several departments, many of which are currently located at 1555 Long Pond Rd. also in the Town of Greece. Scheduled subtenants are: a cardiology group, women's health care center, spine center and various labs. The project cost is \$28,293,560 and will impact 216 existing employees and is projected to create 54 new FTE jobs 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 22 FTE. After a brief discussion and on a 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 H. Stuart and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

Pathfinder Holdings LLC**(Lease/Leaseback with Green JobsPlus)**

The company was represented by Dave Meyer. Pathfinder Holdings LLC proposes to renovate a 9,200 square foot; three story building located at 134 South Fitzhugh Street (adjacent to the Corn Hill historical district in the City of Rochester) and will serve as the home office for Pathfinder Engineers LLP (PE). PE provides engineering and architectural services and is a certified Woman-Owned Business. The planned renovations and upgrades will be performed in a sustainable manner from both materials and construction perspectives and the scope of the upgrades will qualify the building for LEED Silver certification from USGBC. The \$1,159,900 project will impact 22 existing FTE and is projected to create 4 FTE within three years. The applicant seeks approval of Green JobsPlus property tax abatement based on the local labor and suppliers rule. The Green JobsPlus job creation requirement is 3 FTE. After a brief discussion and on a motion made by L. Doyle and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

Youngblood Disposal Enterprises of Western New York, LLC (EquiPlus)

The company was represented by Joe Lapczenski. Youngblood Disposal Enterprises of Western New York, LLC (Youngblood) provides specialty waste hauling for construction and demolition debris and roll-off services for commercial and industrial customers. Youngblood has been operating in Monroe County for over 50 years since the business was founded in 1948. Youngblood is proposing to purchase trucks and commercial containers totaling \$474,755. Youngblood employs 37 in Monroe County and expects to create 4 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 L. Doyle, an inducement and final resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by L. Doyle, minutes for the meeting of April 22, 2008 were reviewed and adopted and approved. All Aye.

Executive Director Seil informed the Board the new COMIDA website is now online. Seil thanked Martha Malone for her efforts in completing the Annual Report which was submitted to the Authority Budget Office. She noted that 359 projects were reported on, with over 495 respondents due to multiple tenants. With COMIDA being the second largest IDA in the State, the amount of work that goes into accurately completing the report is very time consuming and Ms. Malone does a very good job of securing and reporting the information. Seil noted that the Annual Report to the Authority Budget Office is now available on the website as well.

Randy Shepherd of The Bonadio Group presented the 2007 Audited Financial Statements, which had been reviewed with the Audit Committee on May 7, 2008. On a motion made by A. Burr and seconded by L. Doyle, a resolution was adopted accepting the 2007 Audit.

Executive Director Seil presented the following items for Agency Action:

Terminations:

Hover-Davis and Austro Mold Projects

On motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving terminations for the above named projects. All Aye.

Miscellaneous:

-Calvary Design Team

On motion made by A. Burr and seconded by L. Doyle, a resolution was adopted approving an increase in the project amount \$393,500 to \$483,500 for the above project. All Aye.

-Wegmans (3175 Chili Avenue, Town of Chili)

On motion made by H. Stuart and seconded by L. Doyle, a resolution was adopted approving the sale of 11 acres to the Target Corporation. All Aye.

-RGW, LLC

On motion made by A. Burr and seconded by H. Stuart, a resolution was adopted approving assignment of the lease and title to the tenant, Brighton Surgery Center, LLC All Aye.

-St. John Fisher College

On motion made by A. Burr and seconded by H. Stuart, a resolution was adopted acknowledging a temporary bank loan, pending refinancing. As a St. John Fisher College Board member, Chair Hurlbut declared interest. All Aye.

There were no speakers for the Public Forum. There being no further business, on a motion made by H. Stuart and seconded by A. Burr, the meeting was adjourned.