



MINUTES – AGENCY MEETING – October 19, 2010

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,
R. Hurlbut, S. Moore, H. Stuart

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

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

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of September 1, 2010 through September 30, 2010. During that time, 49 monthly visits and 4 follow up visits were conducted. Of the 393 workers that were identified, four were noncompliant on the initial visit. As of September 30, 2010 all monitored sites were compliant.

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

J. Seil presented the following applications for agency consideration:

1067 Ridge Road Holdings, LLC (Lease/Leaseback with JobsPlus)

The company was represented by Tim Carlo. 1067 Ridge Road Holdings, LLC proposes to construct a 10,830 square foot medical office building on 1.83 acres at 1065 Ridge Road in the Town of Webster. The facility will be leased to Rochester Immediate Care (RIC) which will operate an urgent care center to diagnose and treat non-life threatening issues and provide diagnostic tests, laboratory tests, vaccinations, physicals and corporate health services. RIC will be open 365 days a year with extended hours on weekends and in the evenings to help relieve the burden on the local healthcare system. The \$4.3 million project is projected to create 23 new FTEs within three years. A Public Hearing was held in the Town of Webster on October 18, 2010. 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 S. Moore and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Greg Stahl Properties, LLC

(Lease/Leaseback with JobsPlus)

The company was represented by John Love. Greg Stahl Properties, LLC proposes to construct a 7,500 square foot building on a 7.9 acre parcel in the Town of Parma. Websmart Auto, Inc. (Websmart) will lease the facility for their headquarters and vehicle processing center. Websmart is an internet seller of pre-owned cars and trucks with clients throughout the continental United States. Currently the company operates out of various locations which is costly and inefficient. Jobs will be created in the areas of accounting, certified technicians, web based marketing and general labor. Retail sales will continue at 1225 W. Ridge Road. Websmart currently employs 5 FTE and the \$800,000 project is projected to create 9 new FTE positions in three years. 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 A. Burr, a final resolution was adopted approving subject project. All Aye.

Webster Auto Mall, LLC

(Lease/Leaseback with JobsPlus)

The company was represented by Chip Russell and Dan Viola. Webster Auto Mall, LLC will be constructing a 6,300 square foot addition to an existing 22,220 square foot facility located at 780 Ridge Road in the Town of Webster. The addition will be used for a new business, The Viola Group LLC, which will modify and customize storage containers that will be leased to contractors for temporary portable offices, construction site storage and other commercial uses. The \$378,000 project is projected to create 3 new FTE within three years. After a brief discussion and on a motion made by H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by S. Moore, a final resolution was adopted approving subject project. All Aye.

The Viola Group LLC

(EquiPlus)

The company was represented by Chip Russell and Dan Viola. The Viola Group LLC (VG) is a new business which will modify and customize storage containers. VG will be purchasing equipment for the business including a forklift, welders, plasma cutters, compressors, grinders, torches and hand tools. The \$150,000 in equipment purchases has been approved for the GreatRate program through Monroe County Industrial Development Corporation. After a brief discussion and on a motion made by E. Caccamise and seconded by H. Stuart, an inducement resolution was adopted approving subject project. All Aye.

Scott's Auto Fixit, Inc.

(EquiPlus)

The company was represented by Chip Russell and John Forth. Scott's Auto Fixit, Inc. (Scott's) is proposing to purchase \$150,000 in spray booths and related equipment which will allow the business to expand into the demonstration, sale and distribution of more environmentally friendly auto body repair waterborne paint sprayer systems. Waterborne paint sprayer systems lower air pollutant emissions, provide better paint color matches and coverage and provide a healthier environment for shop employees. Scott's currently employs 2 and expects to create 1 new full-time position. Scott's has been approved for the GreatRate program through Monroe County Industrial Development Corporation. After a brief discussion and on a motion made by E. Caccamise and seconded by R. Hurlbut, an inducement resolution was adopted approving subject project. All Aye.

On motion made by R. Hurlbut and seconded by S. Moore, minutes for the meeting of September 14, 2010 were reviewed and adopted and approved. All Aye.

Chair Mazzullo asked H. Stuart, as chair of the Governance Committee to report on the most recent committee meeting. H. Stuart noted the committee reviewed the Governance Committee Charter, as well as the Bylaws and Policies of the County of Monroe Industrial Development Agency. The committee referred recommended changes to Agency counsel for review. It is anticipated that these changes will be presented to the full board at the November 2010 meeting. There were no contracts need to be reviewed. H. Stuart noted that S. Moore has been appointed as Ethics Officer. A Record Retention policy, as well as Mission Statement and Performance Measurement are being developed and are expected to be presented to the full board before the end of the year.

Executive Director Seil noted that, working with the Center for Governmental Research, the Benefit/Incentive analysis model has been updated, and thanked the staff for their work on this project.

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

Termination:

- Uniland Development Company
- Webster Plastics
- Bosch Security Systems
- Fairon Associates LLC
- RC Real Estate
- TZ Associates

On a motion made by A. Burr and seconded by E. Caccamise, a resolution was adopted approving termination of the above project. All Aye.

Miscellaneous:

- LiDestri Foods

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving a project increase of \$13 Million (sales tax exemption and PILOT) for the above named project. All Aye.

- Eagles Landing/LeFrois

On a motion made by R. Hurlbut and seconded by A. Burr, a resolution was adopted approving a mortgage tax exemption (\$4 Million mortgage) only for a new building for the above named project. All Aye.

- Anthony DiMarzo/Park Crescent

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving a mortgage tax exemption (\$18 Million mortgage) only for refinance of the above named project. All Aye.

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