



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY ANNUAL MEETING OF MARCH 16, 2010  
EBENEZER WATTS CONFERENCE CENTER– 12:00 PM**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Annual Report
5. COMIDA 2009 Audit (Bonadio)
6. Bonadio Group Report
7. Loewke Brill Report
8. Applications:

**2064 Nine Mile Point Associates, LLC (Lease/Leaseback w/LeasePlus)  
205 St. Paul Street, Suite 200  
Rochester, New York 14604**

**Project Tenant/Address: University Sports Medicine  
2064 Nine Mile Point Road  
Penfield, New York 14526**

2064 Nine Mile Point Associates, LLC proposes to construct a 10,197 square foot building on 3.1 acres in the Town of Penfield. The facility will be leased to University Sports Medicine (USM), a collaborative program between the University of Rochester Medical Center's Department of Orthopedics and Strong Memorial Hospital. USM provides medical and surgical care to prevent, evaluate, treat, and rehabilitate injuries for both recreational and competitive athletes. The space will be used as a sports medicine, sports rehabilitation, spine rehabilitation, hand rehabilitation, urgent and non-urgent care, general orthopedics and office facility. The \$2.8 million project is projected to create 11 new FTE within three years. The applicant seeks approval of LeasePlus property tax abatement. The LeasePlus job creation requirement is 1 FTE.

**Asset One, LLC (Sales Tax Only)**  
**300 State Street, Suite 705**  
**Rochester, New York 14614**

**Project Tenant/Address: Callfinity, Inc.**  
**300 State Street, Suite 100**  
**Rochester, New York 14614**

Asset One, LLC proposes to build out 10,000 square feet of office space in the former Rochester Button Factory for Callfinity, Inc. Callfinity provides innovative telecommunication systems to contact centers, service providers and enterprises. Callfinity was founded in Boston in 1999 and relocated to Rochester in 2005. Callfinity has outgrown their current leased space in Pittsford and considered alternative locations outside Monroe County before deciding to relocate into the City of Rochester. The \$300,000 project will impact 34 existing employees and is projected to create 52 new FTE within three years. Asset One, LLC is requesting a sales tax exemption only.

**Temple Building, LLC (Sales Tax Only)**  
**14 Franklin Street, Suite 800**  
**Rochester, New York 14604**

Temple Building, LLC was previously approved by COMIDA to renovate the 145,000 square foot, 13-story Temple Building located at 14 Franklin Street in the City of Rochester. The \$2.1 million project consisted of the construction of 40 loft style apartments and a 55 car underground parking garage. Temple Building, LLC is now proposing Phase II of the renovation which will convert the second and third floors into 10 studio/one bedroom lofts. The \$400,000 project will impact 7 existing employees. Temple Building, LLC is requesting a sales tax exemption only.

**ACM Medical Laboratory, Inc. (EquiPlus)**  
**160 Elmgrove Park**  
**Rochester, New York 14624**

ACM Medical Laboratory (ACM), a division of Unity Health Systems, is a full service clinical and pathology laboratory. ACM is proposing to upgrade their laboratory and billing systems and will be purchasing \$1 million in hardware and software. ACM employs 345 in Monroe County and expects to create 4 new FTE positions over the next three years. ACM has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

9. Approval of Minutes – Agency meeting **February 16, 2010**
10. Chair Mazzullo – Discussion Items
11. 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 Bylaws & Policies
    1. Bylaws
    2. Code of Ethics
    3. Duties & Responsibilities
    4. Compensation, Reimbursement and Attendance Policy
    5. Defense and Indemnification Policy
    6. Disposition of Real Property Guidelines  
Contracting Officer – **Judy Seil**
    7. Extension of Credit –
    8. Internal Control –  
Internal Control Officer – **Steve Moore**
    9. Investment Policy
    10. Procurement Policy
    11. Travel Policy
    12. Whistleblower Policy
- Re-Adopt Governance Committee Charter
    - Reappoint Governance Committee
      - Hank Stuart - **Chair**
      - Robert Hurlbut
      - Theresa Mazzullo
- Re-Adopt Audit Committee Charter-
    - Reappoint Audit Committee
      - Ann Burr – **Chair**
      - Lauren Doyle
      - Stephen Moore
- Re-Adopt PILOT Compliance Review Policy
    - Reappoint PILOT Review Committee
      - Robert Hurlbut - **Chair**
      - Theresa Mazzullo
      - Hank Stuart
- Adopt Finance Committee Charter
    - Appoint Finance Committee
      - Stephen Moore – **Chair**
      - Lauren Doyle
      - Ann Burr

12. Legal Counsel Townsend discussion items

-Miscellaneous:

-Eagles Landing Project - Clarification of tenant

-DelMar Brighton, Inc. - Continuation of sales tax extension for new improvements.

Adjournment:

The next meeting of the Agency will be held on **Tuesday, April 20, 2010 @ 12:00 Noon.**