



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

DRAFT

MINUTES – AGENCY MEETING – August 17, 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, L. Doyle,
S. Moore, H. Stuart

Also Present: J. Seil (Executive Director),
E. Liberti, M. Townsend, Esq.

Chair T. Mazzullo called the meeting to order. E. Caccamise led the Pledge of Allegiance.

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

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of July 1, 2010 – July 31, 2010. During that time, 61 monthly visits were conducted. Of the 371 workers that were identified, none were noncompliant on the initial visit. As of July 31, 2010 all monitored sites were compliant. In response to a question, Mr. Loewke noted that Loewke & Brill had conducted 2 site visits at the Doodlebugs project which has received a Verified Exemption for the playground installation. Executive Director Seil noted that she had also conducted a site visit and inspected identifications. In response to another question, Mr. Loewke also noted that site visits include procedures that encompass 1099 issues.

J. Seil presented the following applications for agency consideration:

Eagles Landing 1, LLC/Tenant: Spectracom (Lease/Leaseback with JobsPlus)

The company was represented by Lisa Withers of Spectracom. Eagles Landing 1, LLC proposes to construct a 35,000 square foot facility in the Town of Henrietta. The 25,000 square feet of the facility will be leased to Spectracom which designs, develops and manufactures time and frequency products that are used in the public safety, aerospace, defense and broadcast markets. Eagles Landing 1 will be investing \$4.3 million in the facility which is located on 4.5 acres at Eagles Landing Business Park. In addition, Spectracom will be investing \$150,000 in new equipment, furniture and fixtures. Spectracom currently employs 51 and expects to create 6 new jobs within three years. Eagles Landing 1 seeks approval of JobsPlus property tax abatement. A Public Hearing was held in the Town of Henrietta on August 16, 2010. 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 L. Doyle and seconded by A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Rochester Medical Transportation, Inc. (Lease/Leaseback with JobsPlus)

The company was represented by Bonnie Gassett. Rochester Medical Transportation, Inc. (RMT) is proposing to construct and equip a 4,740 square foot building on approximately 2.5 acres located at 150 Josons Drive in the Town of Henrietta. RMT provides non emergency medical transportation for ambulatory, wheelchair and stretcher clients. The facility will centralize operations, including maintenance and mechanical services of vehicles. The \$1.1 million project will impact 60 FTE existing employees and is projected to create 7 new FTEs within three years. The applicant seeks approval of JobsPlus property tax abatement. A Public Hearing was held in the Town of Henrietta on August 16, 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 E. Caccamise and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Whitney Baird Associates, LLC (Lease/Leaseback with Special PILOT)

The company was represented by Fred Rainaldi Jr. Whitney Baird Associates LLC will be acquiring and renovating the Culver Road Armory located at 145 Culver Road on 7.62 acres in the City of Rochester. The total square footage of the main building is 75,000 with two additional garages totaling 20,000 square feet. Whitney Baird will be refurbishing and renovating the main facility with new masonry, windows, insulation and roof replacement. A second floor will be added in the main high bay structure resulting in a total of approximately 100,000 rentable square feet. The building will be approximately 80% premium office space and 20% commercial. The facility will accommodate up to 500 cars. Several tenants have indicated willingness to move to the facility as well as move into Monroe County. The facility has been owned by the State since 1917. The City of Rochester is supportive of the project and provided a letter of endorsement for participation by COMIDA for this \$14 million project. Acquisition cost of the building is \$1.4 million with an additional \$13 million in building improvements and renovations. A special 20 year PILOT has been proposed by the City of Rochester for the project. The job creation requirement is 16. A Public Hearing was held in the City of Rochester on August 17, 2010. After a brief discussion and on a motion made by E. Caccamise and seconded by H. Stuart, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Monroe School Transportation, Inc. (EquiPlus)

The company was represented by Dave Bonacchi. Monroe School Transportation, Inc. (MST) is a transportation company that provides charter, shuttle and bus rental services to schools and businesses. MST was recently selected to provide transportation for early intervention and preschool special education children in Monroe County. MST is proposing to invest more than \$1 million to upgrade and expand their fleet of school busses. MST employs 126 and expects to create 39 new positions. MST has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by A. Burr and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

O'Connell Electric Company, Inc. (EquiPlus)

The company was represented by Jeff Gould. O'Connell Electric proposes to build out and equip 15,400 square feet of office (1,800 square feet) and warehouse space (13,600 square feet) at 390 Systems Road in the Town of Henrietta. O'Connell has been in business since 1911 and is an electrical and communications regional contractor. The purchase of the 390 Systems Road is an expansion into Monroe County. The \$150,000 project will create 10 new jobs in Monroe County over 3 years. O'Connell employs over 422. O'Connell has been approved for a GreatRebate by Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by H. Stuart and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Economy Paper Company, Inc. **(EquiPlus)**

The company was represented by Brian Hanley. Economy Paper Company, Inc. (EC) is a local, family-owned business that has been in Rochester for 70 years. EC is a supplier of fine paper, industrial packaging and sanitary maintenance products with a focus on a sustainable environment. EC's customers are some of the largest companies in the Greater Rochester area as well as many school districts. EC will be investing \$111,000 to purchase new equipment and to update their 80,000 square foot facility. EC currently employs 33 and expects to create 2 new full-time positions. EC has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. After a brief discussion and on a motion made by A. Burr and seconded by L. Doyle, an inducement resolution was adopted approving subject project. All Aye.

On motion made by H. Stuart and seconded by A. Burr, minutes for the meeting of July 20, 2010 were reviewed and adopted and approved. All Aye.

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