



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – February 20, 2007

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

Board Present: T. Mazzullo (Chair), A. Burr, L. Doyle, S. Moore, H. Stuart

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

Chair Mazzullo called the meeting to order. W. Zyra led the Pledge of Allegiance. The Public Forum was opened. George Fridd, Local 1170 CWA and Frontier Telephone employee, expressed his concern regarding a recent announcement to outsource 14 Frontier Telephone jobs.

As a point of information, Dave Alexander, Carpenters Local 85, stated the Henrietta Lodging, who recently had their project benefits cancelled by COMIDA, currently still has COMIDA signs posted on their property. M. Townsend stated this as being an oversight and the signs would be removed immediately. The Public Forum was closed.

J. Seil presented the following applications for agency consideration:

RadNet, Inc. (Sales tax exemption only)

The company was represented by T. Peters. Founded in 1980, RadNet is a national leader in providing high-quality, cost-effective diagnostic imaging services through a network of 134 owned and operated outpatient imaging centers. RadNet offers to its patients and referring physicians the full spectrum of diagnostic imaging exams, including PET/CT, MRI, CT, Nuclear Medicine, Mammography, Ultrasound and X-ray, as well as numerous other procedures. RadNet will be relocating its West Coast Reimbursement Operations Division to Rochester with 36 new jobs being added to the existing 152. Currently 28 employees work in the Reimbursement operations in Monroe County. RadNet will be moving from their existing leased space of 6,000 square feet to 13,000 square feet in the Bushnell Basin Office Park. Company is seeking sales tax exemption on the purchase of \$237,500 in new equipment. After a brief discussion and on motion made by L. Doyle and seconded by H. Stuart, an inducement/final resolution was adopted approving subject project. All Aye.

Linden Properties LLC (Lease/Leaseback – sales & mortgage tax only)
Project Occupant: Magnetic Technologies Corp

The company was represented by R. Strahs. Magnetic Technologies Corp. (MTC) is a custom manufacturer of precision magnetic rolls and magnetic sub assemblies for the reprographics industry. MTC operates 9 manufacturing facilities in the United States, the United Kingdom and China. MTC will be expanding its operations in Monroe County and expects to create 50 new jobs. The \$2,000,000 project includes renovation of the existing 70,000 square foot facility and the purchase of production and office equipment. The project will impact 61 existing employees. The company was made aware of the local labor requirements. After a brief discussion and on motion made by H. Stuart and seconded by S. Moore, an inducement/final resolution was adopted approving subject project. All Aye.

Getinge Sourcing, LLC (Lease/Leaseback – sales tax only)

The company was represented by B. Tomazewski. Getinge AB is a leading global provider of advanced infection control equipment, medical systems, and extended care products. Its two divisions in Monroe County are Getinge Sourcing LLC, which manufactures hospital sterilization equipment, and Getinge USA which provides sales, marketing and distribution. Getinge proposes to renovate and equip the 280,000 square foot facility the divisions currently occupy in the Town of Henrietta. The cost of the renovations is \$4.2 million with an additional \$1.5 million for furniture, fixtures and equipment. Renovations consist of reconfiguring the manufacturing floor, building office space and constructing a new product showroom. Getinge considered relocating to Charleston, South Carolina before proceeding with this expansion. Getinge is seeking a sales tax exemption only. The company was made aware of the local labor requirements. After a brief discussion and on motion made by A. Burr and seconded by S. Moore, an inducement resolution up to \$100,000 was adopted approving subject project. All Aye.

Eastside Medical Urgent Care, LLC (Lease/Leaseback with JobsPlus)

The company was represented by Dr. Tahmtan Hormasdyaran. Eastside Medical Urgent Care, LLC (EMUC) opened in 2003, offering after-hours medical care for minor emergency problems (fevers, simple wounds, flu, etc.). Demand for these services has outgrown the existing rented space, and therefore EMUC will be constructing a new 7,164 square foot facility at 2226 Penfield Road, with ten exam rooms, an X-ray suite and a larger waiting room. The \$2.4 million project will impact 18 existing FTEs and result in the creation of 12 FTE within 5 years. The applicant is seeking approval of the JobsPlus tax abatement, as this facility serves a community need by relieving the burden on overcrowded hospital emergency rooms. The JobsPlus job creation requirement is 2. The company was made aware of the local labor requirements. After a brief discussion and on motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving SEQR for the subject project. All Aye. On a motion made by L. Doyle and seconded by S. Moore an inducement/final resolution was adopted approving subject project. All aye.

Silt Fencing, LLC (EquiPlus)

The company was represented by V. D'Angelo and S. Podyma. Silt Fencing, LLC (SFL) provides silt fencing installation services for site developers in Western NY. Silt fencing is a temporary sediment barrier that filters containments and controls erosion. SFL will be purchasing a silt fence plow, tractor and enclosed trailer. The combined cost of the equipment is \$50,000. SFL employs 2 FTE and will be creating 1 new full time position. SFL has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on motion made by A. Burr and seconded by S. Moore, an inducement resolution was adopted approving subject project. All aye.

AeroEd Inspection Services, LLC (EquiPlus)

The company was represented M. Shortino. AeroEd Inspection Services, LLC (AIS) is certified by the Federal Aviation Administration to provide borescope inspection and reporting services for commercial aviation customers. Clients include airlines, repair and overhaul facilities and leasing companies. AIS will be purchasing an electronic engine turning tool and video borescope inspection equipment. The combined cost of the equipment is \$91,000. AIS employs 3 FTE and will be creating 1 new full time position. AIS has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on motion made by L. Doyle and seconded by H. Stuart, an inducement resolution was adopted approving subject project. All aye.

Durant Associates (EquiPlus)

The company was represented by C. Benson. Durant Associates, LLC provides asbestos abatement services for commercial and industrial roofing projects in Western NY. Durant will be purchasing a boom lift, service vehicle and other small equipment. The combined cost of the equipment is \$200,000. Durant employs 12 FTE and will be creating 2 new full time positions. Durant has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. Durant was previously approved for a GreatRate in December 2005. After a brief discussion and on motion made by S. Moore and seconded by A. Burr, an inducement resolution was adopted approving subject project. All aye.

On motion made by A. Burr and seconded by H. Stuart, minutes for the meeting of January 16, 2007 were reviewed, adopted and approved. All aye.

Acting Executive Director Seil suggested that the Board approve a change to the vacation policy for COMIDA employees, in order to follow the County's policy for vacation, which does not allow for any accrual of vacation over 40 days at year end. After a brief discussion and on motion made by L. Doyle and seconded by S. Moore, a resolution was adopted approving the vacation policy for COMIDA to mirror that of the County, effective 1/1/2008. All aye.

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

Terminations:

-1983 Project for Eastman Kodak Co. at 150 Verona Street, Roch., NY (Bldg. 20) also, approval of a parking lot shared agreement between Kodak and CareStream.

-1991 Project for Eastman Kodak Co. at Mt. Read Blvd., Roch., NY (Bldg. 214)

-610 Salt Road, Webster – William Boulter (1996)

-Widewaters (915 hard Road Webster) E.J. DelMonte (1996)

On a motion made by H. Stuart and seconded by L. Doyle, a resolution was adopted approving termination of subject projects. All aye.

Miscellaneous:

-Uniform Tax Exemption Policy

On a motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving amendment of subject policy to accommodate affordable and student housing projects. All aye.

-15 Schoen Place

On a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted approving project increase of \$1.8 million and addition of two new tenants/Myotech, LLC and Technology Innovations re subject project. All aye.

-Redman Construction, Inc.

On a motion made by L. Doyle and seconded by S. Moore, a resolution was adopted approving a sales tax extension with an increase of \$43,000 re subject project. All aye.

-JADA Precision Plastics Co., Inc.

On a motion made by H. Stuart and seconded by L. Doyle, a resolution was adopted allowing ValTech to assume \$2.9 million in bonds to acquire the JADA building. Consent subject to attorney's approval. All aye.

-Paychex (150 Sawgrass Dr.)

On motion made by L. Doyle and seconded by H. Stuart, a resolution was adopted approving project increase from \$7,200,000 to \$10,100,000. All aye.

Approval/Final Over \$100,000:

-Polymer Engineered Products – Public Hearing held 1/29/07, Town of Gates

-Urban Focus – Public Hearing held 1/12/07, Ebenezer Watts Bldg.

On motion made by S. Moore and seconded by A. Burr, a final approval and resolution was adopted approving subject projects. All aye.

The Public Forum was reopened by Chair Mazzullo. There was an inquiry regarding the new shelter rent policy. Counsel Townsend explained many older low income projects are now in need of repair and upgrading. Many were financed with State and Federal funds in the late 60's. The shelter rent allows for owners to receive a consistent tax abatement based on rent charged to residents. There is a need in the community to provide reasonably priced housing to all residents and the shelter rent PILOT levels the playing field.

A comment was made in reference to the February agenda not being on the website. J. Seil explained that there was a network problem and future agendas will be posted prior to the Agency meeting date.

The next meeting of the Agency will be held on Tuesday, March 20, 2007.

On motion made by H. Stuart and seconded by A. Burr, the meeting was adjourned.