



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING – June 17, 2008

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 (Executive Director), W. Zyra (President, Monroe County Legislature),
E. Liberti, M. Townsend, Esq.

Chair Mazzullo called the meeting to order. S. Moore led the Pledge of Allegiance.

Dan Conte of Loewke & Brill Consulting presented the Monitoring Report for the period of May 1- 31, 2008. During that time, 23 monthly visits were made and 4 follow up visits were conducted. Of the 179 workers that were identified, 11 were noncompliant on the initial visit. Four of these workers were not present on the follow up visit which was conducted within 24 hours and 7 were now compliant. As of May 31, 2008 all sites were compliant.

J. Seil presented the following applications for agency consideration:

Jimmie's Meat Packing Co., Inc. (Tax Exempt Industrial Revenue Bond w/JobsPlus)

The company was represented by Lou Casacelli. Jimmie's Meat Packing Co. Inc. (Jimmie's) is proposing to purchase the former Conti Packing Company, Inc. plant which is located on 8 acres of land at 2299 Brighton Henrietta Town Line Road in the Town of Henrietta. Jimmie's intends to renovate the 28,000 square foot manufacturing facility and will also be investing in new manufacturing equipment to expand the plants capacity. Jimmie's projects to create 74 new jobs within three years and is seeking approval of up to \$4.75 million tax exempt industrial revenue bond to finance the project. Jimmie's is also seeking a JobsPlus property tax abatement for the project. After a brief discussion and on a motion made by H. Stuart and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

McDonald Springs of Rochester, Inc. (Lease/Leaseback – Sales Tax Only)

The company was represented by Jim McDonald. McDonald Springs of Rochester, Inc. (McDonald) was founded in 1983 as a full-service heavy truck repair facility specializing in the service and installation of suspensions and truck mounted equipment. In 2006 McDonald purchased a 6,000 square foot facility located on 2 acres at 80 Pixley Industrial Park in the Town of Gates. In December 2007, a fire caused extensive damage to the shop and destroyed service equipment, inventory and several customer vehicles. McDonald is proposing to rebuild the shop and offices for \$580,000, and an additional \$60,000 for equipment. McDonald is seeking sales tax exemption only. The \$640,000 project will impact 6 existing employees and is projected to create 2 new FTE within three years. After a brief discussion and on a motion made by L. Doyle and seconded by H. Stuart, an inducement and final resolution was adopted approving subject project. All Aye.

Townline Associates, LLC/Fieldtex Products**(Lease/Leaseback with JobsPlus)**

The company was represented by Sanford Abbey. Townline Associates proposes to construct a 15,000 square foot addition to the existing 36,000 square foot building at 3055 Brighton Henrietta Townline Rd. The tenant is Fieldtex Products, Inc., a textile manufacturing company which produces a diverse line of industrial carrying cases for the military, health care and electronics industries. This space is needed for additional manufacturing space as well as distribution of medical supplies, including an expanded shipping/receiving department. The \$1,400,000 project will impact 106 existing employees and is projected to create 34 new FTE within three years. The JobsPlus 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 L. Doyle and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

Citicasters/Clear Channel Rochester Radio**(Lease/leaseback – Sales Tax Exemption Only)**

The company was represented by Karen Carey. Citicasters (a wholly owned subsidiary of Clear Channel Rochester Radio) was notified in early 2008 that they will be evicted from their current 25,501 square foot space at Midtown Plaza due to the City of Rochester's plans for demolition of this building. As a consequence, Citicasters will need to construct a brand new broadcast facility and accompanying offices. Citicasters will be tenants of the HSBC Plaza and occupying 3 floors for a total of 31,971 square feet. The new facility will function in the same capacity as the previous and Citicasters will continue to broadcast seven radio stations. Citicasters is seeking sales tax exemption only. The \$3,541,570 project will impact 96 existing FTE. After a brief discussion and on a motion made by A. Burr and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

Adrian and Patti Metzger/Metzger Gear Inc.**(Lease/Leaseback with JobsPlus)**

The company was represented by Adrian Metzger. Adrian and Patti Metzger propose to add a 6,000 square foot addition to their existing 11,250 square foot facility on two acres of land at 218 Mushroom Blvd. in the Town of Henrietta. The property houses Metzger Gear, Inc. The company provides service and sales of heavy duty trucks. The expansion is due to an increase in service related business. The \$403,000 project is projected to create 3 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The JobsPlus job creation requirement is 2 FTE. After a brief discussion and on a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by A. Burr and seconded by L. Doyle, an inducement and final resolution was adopted approving subject project. All Aye.

On motion made by L. Doyle and seconded by H. Stuart, minutes for the meeting of May 20, 2008 were reviewed and adopted and approved. All Aye.

Upon recommendation by Monroe County Executive Maggie Brooks, on a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted to ensure accountability related to local jobs and the enhancement of skilled trades here in Monroe County. Specifically the COMIDA board will 1) designate a third party to independently review requests for exemptions. Qualifying submissions will be designated as a "Verified Exemption" by the third party reviewer and each month will be reported to the Board of Directors, 2) engage an independent monitoring group to detail the number of workers on each job, the counties in which the laborers reside and to report any suspicions of worker misclassifications to the appropriate authorities for further investigation, and 3). commit \$75,000 annually to apprenticeship programs, subject to the COMIDA Board's determination that it is fiscally prudent and responsible and has available funds for such expenditures. All Aye.

Executive Director Seil provided a review of 2008 projects to date with total investment of \$110 Million for projects which are projected to increase real property taxes over the next 10 years by \$27.5 Million. This exceeds the total for all of 2007 projects which was \$27 Million. To date, the Economic Development Division in total has approved projects representing a total investment of \$231 Million

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

Miscellaneous:

-PAETEC Communications, Inc.

On motion made by L. Doyle and seconded by A. Burr, a resolution was adopted approving a \$3,400,000 increase in the project amount \$999,468 to \$4,399,468.

-Sully's Trail

On motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving a refinance, renovation and increase in the project amount from \$7.9Million to \$8.46Million

The Public Forum was opened by Chair Mazzullo. Their being no speakers, the Public Forum was closed. There being no further business, on a motion made by H. Stuart and seconded by L. Doyle, the meeting was adjourned.