



MINUTES – AGENCY MEETING – July 15, 2008

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

Board Present: T. Mazzullo (Chair), E. Caccamise, R. Hurlbut,
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. R. Hurlbut led the Pledge of Allegiance.

Dan Conte of Loewke & Brill Consulting presented the Monitoring Report for the period of June 2-27, 2008. During that time, 23 monthly visits were made and 3 follow up visits were conducted. Of the 249 workers that were identified, 4 were noncompliant on the initial visit. On the follow up visit, 1 of the formerly non-compliant workers was now in compliance. The other 3 non-compliant workers were no longer on the job site. As of June 27, 2008 all sites were compliant.

Chair Mazzullo introduced Eugene Caccamise as the newest board member.

J. Seil presented the following applications for agency consideration:

Eagles Landing I, LLC (Lease/Leaseback w/ JobsPlus)

The company was represented by David Kolczynski. Eagles Landing I, LLC is proposing to construct a 50,000 square foot facility at 1555 Jefferson Road in the Town of Henrietta, which will be leased to QED Technologies International, Inc. (QED). QED is a wholly owned subsidiary of Cabot Microelectronics Corporation which develops and commercializes enabling finishing technology for optics. QED was founded in Rochester in 1996 and currently occupies 23,000 square feet in three separate facilities in the City of Rochester. QED desires to remain in Rochester instead of relocating to their parent company's facility in Aurora Illinois, which was the alternative option. The \$5.1 million project will impact 65 existing employees and is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on local labor and suppliers rule. After a brief discussion and on a motion made by H. Stuart and seconded by R. Hurlbut, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by R. Hurlbut and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

Bernmar, LLC (Lease/Leaseback w/ JobsPlus)

The company was represented by Bernie Puglisi, Jr. Bernmar, LLC proposes to construct a 31,000 square foot building located on 7.13 acres in the Town of Penfield, bordering Webster. The tenant, Nolan's Rental, Inc. was founded in 1960 and is a full service hospitality rental company serving commercial clients in Monroe and surrounding counties. The company has outgrown the two locations which house current operations. Total project cost is \$2.39 million, including equipment. The project will impact 13 existing employees and is projected to create

3 new FTE jobs within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and supplier rule. 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 R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

QP, LLC (Lease/Leaseback with City CHOICE Program)

The company was represented by John Nolan. QP, LLC proposes to renovate an existing 6,400 square foot, two-story loft building at 250-254 East Avenue in Rochester plus a new 2,500 square foot addition. The renovation will consist of two residential units, street-level commercial space and parking space for 5 vehicles in the lower level. Residents of the facility will be eligible to apply for the City of Rochester's Core Housing Owner Incentive Exemption (CHOICE) for the creation of market-rate / owner-occupied residential units in the Center City District. The \$750,000 project is projected to create 2.5 new FTE within three years. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement and final resolution was adopted approving subject project. All Aye.

Ferrara Jerum International, LLC (EquiPlus)

The company was represented by Doug Jerum. Ferrara Jerum International, LLC (Ferrara Jerum) is a real estate consulting firm serving primarily as a buyers broker as site selection for firms such as Wal-Mart, Starbucks, Kohl's, Office Max and Media Play. The firm has out grown their existing space and is relocating to 339 East Ave. in the City of Rochester. Total project cost is \$283,362 which includes renovations, equipment and furnishings. The company is seeking sales tax exemption on the renovations and purchases. Ferrara Jerum will create 1 new full time position in one year. The company has been approved for a GreatRate on \$51,638 of equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Marone's East Avenue Arco, Inc. (EquiPlus)

The company was represented by Paul Marone. Marone's East Avenue Arco, Inc. (East Ave. Auto) is a full-service vehicle towing, repair and maintenance shop. East Ave. Auto was recently awarded a contract with the New York State Department of Transportation (DOT) for the H.E.L.P. (Highway Emergency Local Patrol) program which facilitates the safe and efficient movement of vehicles in order to minimize traffic congestion. East Ave. Auto will be purchasing four new vehicles for this contract at the cost of \$280,000. East Ave. Auto employs 12 in Monroe County and expects to create 4 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Lanovara Specialty Foods, Inc. (EquiPlus)

The company was represented by Robert Salisbury. Lanovara Specialty Foods, Inc. (Lanovara) is a wholesale commercial bakery specializing in handmade classic Italian pastries, cookies and other baked goods. Lanovara was founded in 1920 and today also distributes wholesale specialty food items to retailers throughout the northeast. Lanovara is proposing to purchase 3 new delivery vehicles to be used in Monroe County. The total cost of the vehicles is \$157,500. Lanovara employs 27 in Monroe County and expects to create 3 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. After a brief discussion and on a motion made by R. Hurlbut and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

On motion made by H. Stuart and seconded by S. Moore, minutes for the meeting of June 17, 2008 were reviewed and adopted and approved. All Aye.

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

-151 Perinton Parkway

On a motion made by H. Stuart and seconded by S. Moore, a resolution was adopted approving the execution of a mortgage and related documents in connection with a refinancing. All Aye.

-Calvary Automation Systems

On motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving an increase in the project amount \$393,500 to \$483,500 for the above project. All Aye.

The Public Forum was opened by Chair Mazzullo. Ray Tierney asked for clarification regarding local labor monitoring procedures, which was provided by Dan Conte of Loewke & Brill Consulting. Mr. Tierney offered comments regarding a recent Wall Street Journal article concerning Steve & Barry's bankruptcy filing, and encouraged the board to carefully consider retail exceptions. The Public Forum was closed. There being no further business, on a motion made by R. Hurlbut and seconded by S. Moore, the meeting was adjourned.