



MINUTES – AGENCY MEETING – August 19, 2008

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,
R. Hurlbut, S. Moore

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

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

Dan Conte of Loewke & Brill Consulting presented the Monitoring Report for the period of June 30, 2008 – August 1, 2008. During that time, 30 monthly visits were made and 9 follow up visits were conducted. Of the 240 workers that were identified, 18 were noncompliant on the initial visit. Thirteen of these workers were not present on the follow up visit which was conducted within 24 hours and 5 were now compliant. As of June 27, 2008 all sites were compliant.

J. Seil presented the following applications for agency consideration:

St. Simons Terrace, L.P. (Sales Tax Exemption Only)

The company was represented by Ann Riley. St. Simons Terrace, L.P. plans to purchase and renovate a 224,000 square foot 256 unit apartment complex located at 405 North Clinton and 360 St. Paul Street located in the City of Rochester on 9.5 acres. The complex serves a low-moderate income population, which qualify based on 60% of the area median income. The complex is 99% occupied. The facility was built in 1972 and is in need of repairs. The renovations include new windows, doors, upgrading of elevators, new heating system, and hot water heating boilers. The total cost of the renovations is approximately \$6 million. The applicant is seeking sales tax exemption only. 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.

eBaum's Webster Ventures, LLC (Lease/Leaseback)

The company was represented by Neil Bauman. eBaum's Webster Ventures, LLC proposes to construct 21,000 square feet of new office/commercial space, façade renovations to 26-38 Main Street and the demolition of 40 East Main Street. Site improvements will include pedestrian and vehicular access, parking, lighting, landscaping, utility services and stormwater improvements. The \$4,000,000 project will be projected to create 11 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 1 FTE. Executive Director Seil indicated that this project is fully supported by both the Town and Village of Webster. After a brief discussion and on a motion made by L. Doyle 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.

Windsor Court Properties (City CHOICE Program)

The company was represented by Christian Duerr. Windsor Court Properties is constructing 3 new residential properties at 48-56 Windsor Street in the City of Rochester. The properties qualify for the City's CHOICE program as a result of being located in the targeted Center City Area. After a brief discussion and on a motion made by L. Doyle 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.

DLH Development (Lease/Leaseback)

The company was represented by Doug Hepler. DLH Development LLC proposes to construct a 16,200 square foot addition to its existing 12,500 square foot building located at 75 Lucius Gordon Drive in the Town of Henrietta. The expanded facility will continue to be leased to Polyshot Corporation, Inc., a designer and manufacturer of runnerless injection molding systems for the plastics industry. Polyshot has occupied the current facility since 2001 and requires increased production capacity to meet customer demands. The \$1.4 million project will impact 21 existing employees and is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the manufacturing use. The Jobs Plus job creation requirement is 2 FTE. After a brief discussion and on a motion made by L. Doyle 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 A. Burr, an inducement resolution was adopted approving subject project. All Aye.

Sheet Metal Workers Local Union #46 (EquiPlus)

The company was represented by Chris Hafelder. The Sheet Metal Workers Local Union #46 (Local #46) will be purchasing 3 new vehicles. The total amount for these vehicles is \$90,000. The total employment at Local #46 is 5 FTE and will increase by 1 over two years. The total membership of Local #46 is 440. The organization has been approved for a GreatRebate for the vehicle 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 A. Burr and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Clark Patterson Engineers, Surveyors and Architects PC (EquiPlus)

The company was represented by David Pender. Clark Patterson Engineers, Surveyors and Architects PC (Clark Patterson) is a full service architectural and construction engineering firm located in the City of Rochester. Clark Patterson is proposing to purchase new computer hardware and software totaling \$123,751. Clark Patterson employs 105 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 L. Doyle and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

Ravi Engineering & Land Surveying, P.C. (EquiPlus)

The company was represented by Nagappa Ravindra. Ravi Engineering & Land Surveying, P.C. (Ravi) is a consulting firm providing structural engineering, environmental engineering, surveying & mapping, geotechnical engineering, bridge, overhead sign inspection and construction inspection services. Ravi is a certified Minority Business Enterprise and a Disabled Business Enterprise. The company is renovating existing space and purchasing equipment for a total cost of \$130,915. Ravi has been approved for a GreatRebate on 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 A. Burr, an inducement resolution was adopted approving subject project. All Aye.

North Forest Properties #3, LLC (Lease/Leaseback)

North Forest Properties #3, LLC is proposing to build an 18,228 square foot office building located at 95 Canal Landings in the Town of Greece on approximately 1.5 acres. The facility will house the finance, purchasing and other back-room operations of Unity Health System, a not-for-profit agency which owns and operates Unity Hospital in Greece as well as three nursing homes and several outpatient clinics. The \$2,100,000 project is expected to impact 77 FTE and create 9 FTE within three years. The applicant seeks approval of LeasePlus property tax abatement based on the local labor and suppliers rule. The LeasePlus job creation requirement is 8 FTE. After a brief discussion and on a motion made by A. Burr 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 S. Moore, an inducement resolution was adopted approving subject project. All Aye.

On motion made by R. Hurlbut and seconded by S. Moore, minutes for the meeting of July 15, 2008 were reviewed and adopted and approved. All Aye.

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

RES Exhibit Services

On a motion made by R. Hurlbut and seconded by L. Doyle, a resolution was adopted approving the termination of the above project. All Aye.

The Public Forum was opened by Chair Mazzullo. Ray Tierney inquired about the eBaum's project, its eligibility for benefits, and exclusion of pre-existing work. Counsel Townsend provided clarification. 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.