



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY MEETING – November 18, 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, R. Hurlbut,  
S. Moore, H. Stuart

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

Chair Mazzullo called the meeting to order. L. Doyle led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Tom Stevens, of the Operating Engineers union, indicated that he had been to a COMIDA job site in Henrietta where he had spoken with a worker who had been on the job for four months. This worker indicated that he had been approached to provide identification during that time. Mr. Stevens also commented that he believed that workers from New Jersey were installing fence at another COMIDA job site. Mr. Ray Tierney, as the next speaker, identified himself and then chose to make no comments. The Public Forum was closed.

Dick Usselman of Loewke & Brill Consulting presented the Monitoring Report for the period of September 29-October 31, 2008. During that time, 27 monthly visits were made, as well as 10 follow up visits and 3 upon request. Of the 477 workers that were identified, 39 were noncompliant on the initial visit. Sixteen of these workers were not present on the follow up visit which was conducted within 24 hours and 23 were now compliant. As of October 31, 2008 all sites were compliant. Signs were delivered to 2 projects. Two projects are now complete and 1 site had no workers.

A report on the Requests for Verified Exemptions was presented by Ken Pink of The Bonadio Group. The CE Webster project received approval for one exemption, with one exemption denied and one request withdrawn. The Unity Health project in Greece request for exemption was withdrawn.

J. Seil presented the following applications for agency consideration:

### **Gallina Development Corp./ University of Rochester Sports Medicine (Lease/Leaseback)**

The company was represented by Kurt Sertl. Gallina Development Corp. is proposing to build a 30,000 square foot, two-story, medical office building on 4.2 acres of the North Pointe Landing subdivision in the Town of Greece. The University of Rochester intends to lease 7,800 square feet for a Sports Medicine Clinic. University Sports Medicine offers medical and surgical care to treat injuries for athletes. The \$3.5 million project is expected to impact 7 FTE and create 6 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 1 FTE. A Public Hearing was held in the Town of Greece on September 12, 2008 with no public comments. 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 L. Doyle and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

**50 Thruway Park, Inc./Veretec/Gates Automotive**

**(Lease/Leaseback)**

The company was represented by James Fonzi. Veretec of New York, Inc., dba Gates Automotive (Gates Automotive) was established in 1990 and is an automotive shop whose services include; general automotive service repair, collision repair and towing services. Gates Automotive is proposing to purchase and renovate a 25,000 square foot facility located at 50 Thruway Park as well as purchase equipment for the facility. The facility will be used by Gates Automotive as their corporate headquarters. The \$2,500,000 project is expected to create 26 FTE within 3 years. The applicant seeks approval of JobsPlus property tax abatement based on local labor and suppliers rule. The JobsPlus job creation requirement in 3 FTE. A Public Hearing was held in the Town of Henrietta on November 13, 2008 with no public comment. After a brief discussion and on a motion made by A. Burr and seconded by H. Stuart, an inducement and final resolution was adopted approving subject project. All Aye. S. Moore abstained.

**Closing USA, LLC**

**(EquiPlus)**

The company was represented by Elliot Foo. Closing USA, LLC (Closing) is a full-service national title and escrow company that provides web-based real estate transaction services for mortgage lenders. Closing is proposing to purchase new computer and hardware totaling \$150,000. Closing employs 38 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 L. Doyle, minutes for the meeting of October 21, 2008 were reviewed and adopted and approved. All Aye.

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

**-Despatch Associates LLC**

**-Khuri Enterprises III, Bldg. 507**

On a motion made by L. Doyle and seconded by A. Burr, a resolution was adopted approving termination of the above projects. All Aye.

**- Gallina – 200 Mile Crossing**

On a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted execution of documents relative to a mortgage refinancing. All Aye.

**- Gallina –35 Vantage Point Drive & Transcat Inc.**

On a motion made by R. Hurlbut and seconded by S. Moore, a resolution was adopted approving an increase in the Gallina project amount of \$200,000 to \$700,000 and approval of a sales tax package for the \$150,000 buildout to be completed by the tenant, Transcat Inc. All Aye.

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