



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

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**MINUTES – AGENCY MEETING – December 15, 2015**

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

Board Present: T. Mazzullo (Chair), C. Campbell,  
M. Siwec, M. Worboys-Turner

Board Excused: A. Burr, E. Caccamise, J. Popli

Also Present: P. Johnson (Acting Executive Director), R. Yolevich (Monroe County Legislature),  
E. Liberti, R. Endress, Esq.

Chair Mazzullo called the meeting to order. M. Siwec led the Pledge of Allegiance.

Chair Mazzullo opened the Public Forum. Joanne Sasse offered comments regarding whistleblowing, board members, projects approved prior to this meeting and projects on the current agenda. There being no further speakers, the Public Forum was closed.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of November 1, 2015 – November, 2015. During that time, 63 monthly and 4 follow up visits were conducted. Of the 329 workers that were identified, six were noncompliant on the initial visit. As of November 30, 2015 all monitored sites were compliant. Loewke & Brill delivered signs to 2 new projects.

P. Johnson presented the following applications for agency consideration:

**780 Salt Road LLC**

**Lease/Leaseback with JobsPlus**

The company was represented by Jonathan Oliva and Vern Fleming. 780 Salt Road LLC, a real estate holding company, is proposing the acquisition and renovation of an existing 77,602 square foot commercial building on 9 acres in the Town of Webster. The property, which has been vacant since 2008, was acquired by Monroe County in April 2015 through a tax foreclosure. 780 Salt Road LLC will lease the property to a related entity, Applied Energy Solutions LLC, a manufacturer of commercial and industrial battery chargers. The new location will provide updated and efficient manufacturing, storage and office space. The \$1,120,000 project will bring 34 FTEs to Monroe County and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. Applied Energy Solutions LLC is seeking approval of sales tax exemptions on furniture, fixtures and equipment. The Benefit/Incentive ratio is 4.1:1. A Public Hearing was held in the Town of Webster on December 14, 2015. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by M. Siwec and seconded by M. Worboys-Turner, an inducement resolution was adopted approving subject project. All Aye.

**forteq North America Inc.****Lease/Leaseback with JobsPlus**

The company was represented by Don Lasher and Jim Carboni. forteq North America Inc. (fNA) provides design support, development, manufacturing and assembly of precision injection molded components and subassemblies for the automotive market worldwide. fNA has been in discussions with Monroe County and South Carolina, and is considering a location in Mexico in order to be closer to customers and suppliers. For a Monroe County location, fNA is proposing to expand their existing 34,000 square foot manufacturing facility on 5.22 acres in the Town of Henrietta. The 30,000 square foot addition will provide additional office, warehouse and manufacturing floor space to accommodate growth. The project will retain 86 FTEs and is projected to create 24 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 9 FTEs. The Benefit/Incentive ratio is 26.9:1. A Public Hearing was held in the Town of Henrietta on December 14, 2015. Upon inquiry by the Chair, the applicant representatives confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by C. Campbell and seconded by M. Worboys-Turner, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by M. Worboys-Turner and seconded by C. Campbell, an inducement resolution was adopted approving subject project. All Aye.

**Caldwell Manufacturing Company North America LLC****Sales Tax Exemption Only**

The company was represented by Robert Lelio. Caldwell Manufacturing Company North America LLC, founded in 1888, is a worldwide supplier of residential and commercial window and door hardware. Caldwell is proposing to combine their Ontario County offsite storage and manufacturing locations to their existing corporate headquarters in the Town of Ogden. Additionally, Caldwell will be undertaking a \$1.5 Million five year capital investment project which will add new production equipment to expand capacity. Caldwell will be undertaking approximately \$400,000 in leasehold improvements and non-production equipment to prepare for the consolidation and reconfiguration. The project will impact 45 Monroe County FTEs and is projected to bring 61 new FTEs to Monroe County and create 2 new FTEs over the next three years. Caldwell has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 9.5:1. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by M. Siwec and seconded by M. Worboys-Turner, an inducement resolution was adopted approving subject project. All Aye.

On motion made by M. Siwec and seconded by C. Campbell, minutes for the meeting of November 17, 2015 were reviewed and adopted and approved. M. Worboys-Turner abstained. All others Aye.

R. Endress, Board Counsel, presented the following items for Agency Action:

**Terminations:**

- Erie Station 241 LLC
- Getinge Sourcing LLC
- TDMLSE LLC

On a motion made by C. Campbell and seconded by M. Worboys-Turner, a resolution was adopted approving the termination of the above named projects. All Aye.

**Miscellaneous:**

- Gallina/500 Mile Crossing

On a motion made by M. Worboys-Turner and seconded by M. Siwec, a resolution was adopted approving the assignment and assumption of existing PILOT by DRT Holdings Inc.

- SNIR A LLC

The board declined to consider the requested increase, pending receipt of additional information.

R. Yolevich noted that this would be his last COMIDA meeting as Monroe County Legislature liaison as his term as Legislator is expiring at year end. Chair Mazzullo thank Mr. Yolevich for his service, noting his commendable record of attendance.

There being no further business, on a motion made by M. Worboys-Turner and seconded by C. Campbell, the meeting was adjourned.