



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING –April 17, 2012

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, C. Campbell,
R. Gerbracht, S. Moore, H. Stuart

Also Present: J. Seil (Executive Director), R. Yolevich (Monroe County Legislature),
E. Liberti, M. Townsend, Esq.

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

Chair Mazzullo opened the Public Forum. There being no speakers, the Public Forum was closed.

Yvonne Lowrey of Loewke Brill Consulting Group, Inc. presented the Monitoring Report for the period of March 1, 2012 – March 31, 2012. During that time, 71 monthly visits and 6 follow up visits were conducted. Of the 476 workers that were identified, none were noncompliant on the initial visit. As of March 31, 2011 all monitored sites were compliant. Loewke Brill Consulting Group, Inc. delivered signs to 6 new projects.

J. Seil presented the following applications for agency consideration:

King Road Properties, LLC (Lease/Leaseback with JobsPlus)

The company was represented by Chip Stephenson. King Road Properties LLC is proposing to construct an 11,000 square foot facility on an 86 acre parcel located at 8 King Road in the Town of Chili. The new facility will house BVR Construction Company (BVR). BVR is a contractor specializing in concrete, steel, bridge and tunnel work. The \$1.3 million project will impact 8 existing employees and is projected to create 4 new FTE within three years. . A Public Hearing was held in the Town of Chili on April 9, 2012. Upon inquiry by the Chair, the applicant representative confirmed that he is aware of the Local Labor requirements. After a brief discussion and on a motion made by H. Stuart and seconded by E. Caccamise, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by E. Caccamise and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

North American Breweries, Inc. (Lease/Leaseback – Sales Tax Exemption Only)

The company was represented by Mark Minunni. North American Breweries (NAB), headquartered in Rochester, New York owns and operates five U.S. breweries and six retail locations in New York, Vermont, California, Oregon and Washington. NAB will be renovating a 9,200 square foot former packaging center located on the campus the Genesee Brewery. The project will create a microbrewery, with an adjacent tour and tasting area, a souvenir shop, restaurant, outdoor deck and rooftop patio. The total project cost is \$2.8 million, with approximately \$2 million in renovations to the long vacant building. The project is projected to create 4 new FTE within three years. NAB is seeking approval of sales tax exemption only. 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 R. Gerbracht and seconded by E. Caccamise, an inducement resolution was adopted approving subject project. All Aye.

Concentrix Corporation (EquiPlus)

The company was represented by David Simmons. Concentrix Corporation (Concentrix), a division of SYNnex Corporation, is a global business process outsourcing firm with facilities in Asia, Europe, Latin America, and the United States. After considering other U.S. locations, and specifically South Carolina, Concentrix has chosen to expand operations in Monroe County to accommodate the continued growth of the company. The \$592,165 expansion project will include renovations and equipment. The project will impact 213 existing employees and is projected to create 350 new FTEs within three years. New York State has approved Concentrix for a Capital Grant to assist with the project. The company has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. 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 E. Caccamise and seconded by r. Gerbracht, an inducement resolution was adopted approving subject project. All Aye.

On motion made by H. Stuart and seconded by R. Gerbracht, minutes for the meeting of March 20, 2012 were reviewed and adopted and approved. All Aye.

Executive Director Seil noted the recent Democrat & Chronicle opinion piece authored by Andrew Gallina regarding the value of COMIDA in efforts to provide a vibrant and growing economy for our community.

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

Terminations:

-LeFrois/Haley & Aldrich - 200 Tower Center

-LeFrois/Durst - 50 Methodist Hill

-LeFrois/First American - 95 Methodist Hill

On a motion made by R. Gerbracht and seconded by H. Stuart, a resolution was adopted approving the termination of the above named projects. All Aye.

Miscellaneous:

- Mt. Ridge Realty

On a motion made by S. Moore and seconded by H. Stuart, a resolution was adopted approving transfer of the property. All Aye.

- Schoen Place

On a motion made by H. Stuart and seconded by C. Campbell, a resolution was adopted approving mortgage tax exemption for \$1.5 Million increase/refinance. All Aye.

Executive Session

On a motion made by H. Stuart and seconded by S. Moore, the board entered Executive Session to discuss matters which could involve potential legal matters regarding the Medley Centre/LakeRidge project. All Aye.

On a motion made by A. Burr and seconded by H. Stuart, the board exited the Executive Session. All Aye.

On a motion made by H. Stuart and seconded by A. Burr, a resolution was adopted authorizing the Executive Director to negotiate, with the advice of counsel, and execute an agreement to provide for the reimbursement of costs and expenses associated with the Agency's use of its corporate powers in connection with Bersin Properties LLC's request for the Agency's assistance in securing alternate financing for Medley Centre. All Aye

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