



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

MINUTES – AGENCY MEETING –April 20, 2010

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

Board Present: H. Stuart (Acting Chair), A. Burr, E. Caccamise, S. Moore

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

Acting Chair Stuart called the meeting to order. Director Seil led the Pledge of Allegiance.

Jim Loewke of Loewke & Brill Consulting presented the Monitoring Report for the period of March 1, 2010 – March 28, 2010. During that time, 48 monthly visits and 6 follow up visits were conducted. Of the 258 workers that were identified, 8 were noncompliant on the initial visit. As of March 28, 2010 all monitored sites were compliant. Loewke & Brill delivered signs to 3 the Carestream, Maximus Hill and Rochester Midland projects.

Acting Chair Stuart opened the Public Forum. Ray Tierney, Brighton Town Council offered his thanks to the Board for their part in approving 3 projects (Dr. Spoto, Cortese and Medaille College) in the Town of Brighton There being no further speakers, the Public Forum was closed.

J. Seil presented the following applications for agency consideration:

Brockport Federal Credit Union (Lease/Leaseback with JobsPlus)

The company was represented by MaryLynn Siciliano. Brockport Federal Credit Union (BFCU) was established in 1970 and is a not for profit cooperative insured by the National Credit Union Administration (NCUA). To better serve their 1,300 current members and to accommodate an anticipated increase in membership, BFCU intends to construct a 2,600 square foot facility on land they have already acquired located at 400 West Ave in the Town of Clarkson. The new building will have a drive-up teller and ATM access, which is not currently available at the current location. BFCU also intends to apply to the NCUA for a Low Income Designation and community charter allowing BFCU to open their membership to serve all members of the Towns of Sweden, Clarkson & Hamlin. The \$561,010 project will impact 4 existing employees and is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement and mortgage tax exemption. The JobsPlus job creation requirement is 1 FTE. After a brief discussion and on a motion made by A. Burr 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.

Harris Corporation (Lease/Leaseback w/Special PILOT)

The company was represented by Paul Grego. Harris Corporation (NYSE:HRS) is an international communications and information technology company serving government, defense and commercial markets in more than 150 countries. Harris currently occupies four buildings in the City of Rochester and had been evaluating relocating its manufacturing operation to excess capacity in its headquarters facility in Florida (or other Harris facilities). Harris ultimately decided to remain in Monroe County and will be purchasing the 576,000 square foot, 84 acre Xerox campus located at 1350 Jefferson Road in the Town of Henrietta. Xerox plans to vacate the facility and move the existing employees to Webster. Harris will retain 1,100 manufacturing and associated engineering and administrative jobs in Monroe County that were at risk for relocation. The \$46 million project includes a \$26 million investment to renovate and equip the facility. Harris is requesting a Special Payment In Lieu of Tax (PILOT) agreement for this project which will keep the taxes flat at \$310,000 for 10 years, increase to \$329,000 in years 11-15 and increase to \$362,000 in years 16-20. Taxes would then be based on the assessed value of the property in the 21st year. Any additions to the facility would be assessed and taxed separately from the PILOT. A Public Hearing was held in the Town of Henrietta on April 20, 2010. Director Seil noted that all comments were in favor of the project. She also noted that the Town and School District are also in favor of the project and special PILOT agreement. After a brief discussion and on a motion made by E. Caccamise and seconded by A. Burr, an inducement and final resolution was adopted approving subject project. All Aye.

Merlin International Corp. (EquiPlus)

The company was represented by Doug Smith. Merlin International Corp. (Merlin) provides high quality on-demand four color printing and related services. Merlin will also be purchasing a Duplo DSF Finishing System and Morgana Digifold 5000P for \$63,500. The company is seeking sales tax exemption on the equipment purchases. Merlin will be creating 2 new full time positions. Merlin has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. The company previously used this program in 2007 to assist in renovating and equipping their new location at 50 Bermar Park. 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.

Kinney Drugs, Inc. (Sales Tax Only)

Kinney Drugs, Inc. (Kinney) is the 5th largest chain drug retailer in the United States (in terms of sales volume). Kinney was founded in 1903 and currently operates 90 drug stores throughout New York and Vermont. Kinney also operates a long term care division which provides prescription drugs and services to nursing homes, adult homes and correctional facilities. Kinney is proposing to renovate and equip 5,516 square feet of space in the Rochester Technology Park to be used as a closed shop pharmacy for their long term care division. The \$319,000 project is projected to create 21 new FTE within three years. Kinney is requesting a sales tax exemption only. After a brief discussion and on a motion made by E. Caccamise and seconded by S. Moore, an inducement resolution was adopted approving subject project. All Aye.

On motion made by A. Burr and seconded by S. Moore, minutes for the meeting of Annual Meeting on March 16, 2010 and the Audit Committee meeting on March 4, 2010 were reviewed and adopted and approved. All Aye.

Executive Director Seil noted that the 2009 Annual Report is now available on the website. She also noted that the cost recovery fee imposed upon all state IDAs is on hold pending the outcome of a lawsuit filed by the IDAs.

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

- West End Business Center LLC

On motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving termination of the above named project. All Aye.

- JDT Properties/Jet View Properties

On motion made by A. Burr and seconded by S. Moore, a resolution was adopted approving mortgage tax exemption and refinancing of the above named project. All Aye.

- DiMarco/Harris Seed

On motion made by E. Caccamise and seconded by S. Moore, a resolution was adopted approving mortgage tax exemption, sale and assignment of the PILOT agreement for the above named project. All Aye.

There being no further business, on a motion made by S. Moore and seconded by E. Caccamise, the meeting was adjourned.