



City Hall Room 005A
30 Church Street
Rochester, New York
14614-1290

December 23, 2014 REDCO Board of Directors Meeting Minutes

Directors Present: Gary Bonadonna; David Brooks; Carlos Carballada; Sergio Esteban; Barbara Jones; Richard Mueller; David Rodriguez; Brian Roulin; Ruth Scott; Dale Trott; David Young;

Staff Present: Karen Altman; Thad Schofield;

Guests Present: Laura Landers, CPA - Freed Maxick CPA's; Helen Moore – Time Warner Cable News

Secretary Present: David J. Balestiere

Del Smith called the meeting to order at 12:10 p.m.

I. Approval of Minutes:

David Balestiere presented the minutes from the November 13, 2014 Board of Directors meeting.

Ruth Scott motioned to approve the minutes, seconded by Julio Vazquez, and the minutes were unanimously approved.

II. Introduction of New Directors

Del Smith introduced two new members of the Board of Directors. Kathleen Washington is the Deputy Commissioner of the City of Rochester Neighborhood & Business Development Corporation. Keith Cleary is the Director of Business Banking for ESL Federal Credit Union.

III. Report: Executive Committee Minutes

Karen Altman and Thad Schofield Fitts presented the report on the minutes from the December 2, 2014 Executive Committee. The Executive Committee met on December 2, 2014 and approved two resolutions: (1) modification of two existing loans from REDCO to Whitney Baird Associates, LLC (2) 60-day extension of a lease between REDCO and CVI Laser dba Melles Griot, LLC.

Whitney Baird Associates, LLC (WBA) is the owner/developer of the commercial properties located at 145 Culver Rd and 56 Hinsdale Street known as Culver Road Armory. WBA is engaged in a new project involving the establishment of a new retail space in the CRA Phase 1 building to accommodate a new tenant. In order to obtain new bank financing for the project, REDCO has been asked by WBA to subordinate collateral security mortgages securing two loans made by REDCO to WBA to the new bank financing amount.

CVI Laser dba Melles Griot, LLC (CVI) leases a 31,878 square foot building at 55 Science Parkway, Rochester, New York from REDCO. The existing lease expired on November 30, 2104. REDCO staff has been in negotiations to renew the lease. The negotiations are expected to continue past the lease expiration date, so a request was made to extend the existing lease for 60 days to allow sufficient time to complete the lease negotiations.



IV. Presentation: REDCO FYE 9/30/14 Audited Financial Statements/Report to the Board – Freed Maxick, CPA's

Laura Landers of Freed Maxick, CPA's presented the FYE 9/30/14 audited financial statements and related management reports to the Board.

The audited statements have a full audit opinion. Ms. Landers stated that REDCO has a strong financial condition, with good net fund balances. The Report to The Board of Directors stated that there were no issues with internal controls, accounting practices, adjustments to the financial statements, etc. Freed Maxick also reviewed REDCO's investment policy and practices and found these to be in compliance with the NYS Public Authorities Reform Act.

V. Report: REDCO FYE 9/30/14 NYS Authority Budget Office Reports

David Balestiere presented and reviewed these reports with the Directors.

Under the NYS Public Authorities Reform Act, REDCO is required to file certain reports each year within 90 days of its fiscal year-end. These reports are submitted to the NYS Authority Budget Office (ABO), and include the following reports: Annual Report, Budget Report, Procurement Report, Investment Report, Certified Audit Report. The reports are submitted electronically and are maintained on the ABO website. The reports are also available for viewing on the REDCO webpage on the City of Rochester's website. Before being submitted to the ABO, the reports must be discussed with, approved, and accepted by the Board.

Julio Vazquez motioned to approve and accept the FYE 9/30/14 REDCO ABO reports, seconded by Ruth Scott, and the Board unanimously voted in favor of approving and accepting the reports.

VI. Resolution: New Lease with CVI Laser, Inc dba Melles Griot- 55 Science Parkway

Thad Schofield presented this resolution. The Directors reviewed a resolution which established a new three-year lease between REDCO and CVI Laser, Inc dba Melles Griot (CVI) for the property at 55 Science Parkway, Rochester, New York. CVI leases a 31,878 square foot building at 55 Science Parkway, Rochester, New York from REDCO. The existing lease expired on November 30, 2104. REDCO staff has been in negotiations to renew the lease. Following the initial two 10-year lease terms, the lease had been renewed for a series of one-year periods. The new lease will be a triple net three-year lease with base rent escalators.

Sergio Esteban motioned to approve the resolution, seconded by Julio Vazquez, and the resolution was unanimously approved.

VII. Other Business

None

The meeting was adjourned at 1:10 p.m.

ATTEST:


David J. Balestiere, REDCO Secretary