



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

## July 27, 2017 REDCO Board of Directors Meeting Minutes

**Directors Present:** Barbara Jones, Gary Bonadonna, Sergio Esteban, Richard Mueller, Michelle Hutchinson, David Young, Dale Trott, Keith Cleary, Julio Vasquez, Jennifer Berrios, Kate Washington, Baye Muhammad, and Charles Benincasa.

**Staff Present:** Paul Scuderi, Joe Biondolillo, Mitch Rowe, David Balestiere and Tom Graves.

**Guests Present:** None

**Secretary Present:** Thaddeus Schofield

Baye Muhammad called the meeting to order at 12:10 pm

- I. Baye Muhammad presented the meeting minutes from the April 28, 2017, Board of Directors meeting. Gary Bonadonna motioned to approve the minutes, seconded by Charles Benincasa, and the minutes were unanimously approved.
- II. Baye Muhammad presented the meeting minutes from the June 12, 2017, REDCO Executive Committee meeting. Sergio Esteban motioned to approve the minutes, seconded by Charlie Benincasa, and the minutes were unanimously approved.
- III. Baye Muhammad along with other involved members provided an update of the Bulls Head Plaza (835-855 West Main Street) acquisition. He informed the Board that REDCO will acquire the property on July 28, 2017.

Paul Scuderi, the City's Director of Real Estate discussed the tenants currently located within the Shopping Plaza, including current leases and an overview of the facility.

Joe Biondolillo, the City's Environmental Specialist, discussed the property and that the City of Rochester's Division of Environmental Quality (DEQ) will provide further research following REDCO's acquisition of the property.



The REDCO Board approved unanimously acquiring the property for the previously approved amount by the Executive Committee, along with all other required costs and expenses associated with the closing and acquisition of the property known as Bulls Head Plaza.

IV. Resolution – Shared Services Agreement between REDCO and the City of Rochester.

Thad Schofield presented the shared services agreement between REDCO and the City of Rochester involving the Bulls Head Plaza (835-855 West Main Street). This agreement will permit the City of Rochester's Department of Environmental Services to provide building repair and maintenance, snow removal, landscaping, lawn and tree care, parking lot maintenance, refuse removal and similar such property maintenance. The City's Division of Environmental Quality shall perform periodic environmental evaluations of the premises. The Division of Real Estate shall collect all rents and other sums due from the tenants, as provided in each such tenant lease, among other related services required to operate the facility and property.

Sergio Esteban motioned to approve the resolution, seconded by David Young, and unanimously approved by all.

V. Resolution – Reappointment of the Board of Directors.

Baye Muhammad requested the board to reappoint the REDCO Board of Directors for a two year term. Thirteen board members provided a 2/3rds quorum.

David Young motioned to approve the resolution, seconded by Gary Bonadonna, and unanimously approved by all.

VI. Resolution to replace the cooling tower located at 55 Science Parkway.

Thad Schofield presented to the board the need to replace the cooling tower located at 55 Science Parkway. REDCO owns the facility, and leases to Melles Griot. The current cooling tower needs to be replaced as it is past its useful life. Thad discussed the need to hire a consultant to write the specs necessary to bid the project to replace, install, and remove the old cooling tower. Lastly, for REDCO to pay for the replacement, installation and removal of the prior used cooling tower.

Sergio Esteban motioned to approve the resolution, seconded by Ruth Scott and unanimously approved by all.

VII. Resolution – Law Department fee proposal.

Tim Curtin was unable to attend the meeting and present. The item was pulled for the next REDCO board meeting.

VIII. Other Business – Thaddeus Schofield presented REDCO programs status/balances.

The meeting was adjourned at 12:58 pm.

ATTEST:   
Thaddeus S. Schofield, REDCO Secretary