



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

January 26, 2017 REDCO Board of Directors Meeting Minutes

Directors Present: Barbara Jones, Michelle Hutchinson, Kate Washington, Baye Muhammad, Dale Trott, Jennifer Berrios, David Rodriguez, Julio Vasquez, Loretta Scott, Charles Benincasa, Keith Cleary,

Staff Present: Tim Curtin, Rita Rajca, Brad Willows, Henry Fitz and Mark Fitzstevens.

Guests Present: Pepin Accilien & Travis Miller

Secretary Present: Thaddeus S. Schofield

Baye' Muhammad called the meeting to order at 12:05 pm

- I. Thaddeus Schofield presented minutes from December 20, 2016 Board of Directors meeting. Kate Washington motioned to approve the minutes, seconded by Dale Trott, and the minutes were unanimously approved.
- II. Collateral amendment request by Midtown Tower, LLC, for REDCO loan to Tower280.

The Directors reviewed a request to amend the collateral which secures a \$2,500,000 REDCO loan previously approved for Midtown Tower LLC. The loan, as previously approved, was secured by (1) collateral mortgage on 39 Cascade Drive, Rochester, New York (2) 6th collateral mortgage and assignment of rents and leases on the real estate at Tower 280 (3) personal guarantees of Robert Morgan and the estate of Larry Glazer. The request was to release the 6th collateral mortgage and assignment of leases and rents in order to accommodate a refinancing of the project debt.

The REDCO loan terms and collateral shall otherwise remain unchanged as prior approved.

Dale Trott motioned to approve the resolution, seconded by Julio Vasquez and approved by all. David Rodriguez and Keith Cleary.



III. Resolution – Rochester Joint Schools Construction Board (RJSCB) presentation and request for REDCO to administer loans.

The RJSCB, continues to work arduously with the City and the School District to improve the quality of life for Rochester residents, students, businesses, and Eligible Business Enterprise (EBE) participants in its multi-year/multi-phase School Facilities Modernization Program.

The Rochester Joint Schools Construction Board Wishes to establish a Revolving Loan Program (“RLP”) to provide financial assistance to eligible Contractors/Subcontractors who perform work, or provide materials in connection with Phase 2 of the Rochester Schools Modernization Program (RSMP). The Program Manager will contribute \$100,000 as “seed” money into a Revolving Loan Fund (“Fund”) for the RLP. In order to assist as many small businesses as possible, the RLP will need additional funds from “strategic partners” to support the program. “Strategic Partners,” such as financial institutions, private businesses, and philanthropic foundations, include those with a vested or general interest in seeing small businesses succeed. All applicants for a loan from the RLP shall be subject to the loan process and underwriting review through the RJSCB.

The RJSCB does not have the organizational capacity to administer and distribute loans as the City of Rochester and REDCO. They have requested REDCO act as an intermediary in depositing and distributing loan funds through its resources, having similar goals of creating jobs, increasing investment and improving workforce development within the city of Rochester.

As compensation for its role as Administrator of the RJSCB Revolving Loan Program funds, REDCO will receive 1.5% of the principal amount of the loan as a closing fee for each loan processed. REDCO shall disburse one-half percent (0.5%) of the loan amount to the City for administrative services.

Loretta Scott motioned to approve the resolution, seconded by Kate Washington and approved by all.


IV. KIVA Presentation – Brad Willows presented an update of KIVA and their efforts. The following results were reported:

- a. Hire a program coordinator.
- b. Launched program on August 22.

- c. Executed contract between KIVA and REDCO in November.
- d. Issued over \$100,000 total in loans to city of Rochester businesses.
- e. Authorized \$23,500 in REDCO funds.

V. Other Business – Thaddeus Schofield presented REDCO program status/balances.

The meeting was adjourned at 1:20 pm.

ATTEST: 
Thaddeus S. Schofield, REDCO Secretary