

**CIVIC CENTER
MONROE COUNTY**



LOCAL DEVELOPMENT CORPORATION

**2015
ANNUAL REPORT**

CIVIC CENTER MONROE COUNTY LOCAL DEVELOPMENT CORPORATION ANNUAL REPORT – 2015

CORPORATION HISTORY

Civic Center Monroe County Local Development Corporation (“Civic Center”) is a Not-for-Profit Local Development Corporation pursuant to Sections 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. It was established in November 2002 and is governed by a Board of Directors.

Civic Center purchased the Civic Center Garage in 2003 and contracts with a service provider for its day to day operations. In addition, Civic Center manages the operation of several surface lots. Commencing in 2014, fifty (50) percent of all garage revenue in excess of \$1,000,000 is returned to Civic Center.

Civic Center’s mailing address is 8100 CityPlace, 50 West Main Street, Rochester, New York. Its website can be viewed at www.civiccenterldc.com.

DESCRIPTION OF CORPORATION AND BOARD

Civic Center has a Board of Directors comprised of the County Executive (Designee) and three (3) members appointed by the County Executive of Monroe County. Regular meetings are held quarterly with the annual meeting in March. Special Meetings are conducted on an as needed basis. Standing Committees include an Audit Committee, Governance Committee, and Finance Committee. Meeting minutes and attendance can be found on the Corporation’s website. A summary of the Board’s annual self evaluation can be found in Exhibit A.

In 2015, Charles Stuart’s term with the Board expired. Robert Burns was appointed by the Monroe County Executive to serve a three year term on the Board.

Civic Center had no employees during 2015.

MISSION

Civic Center Monroe County LDC operates and manages parking facilities in downtown Rochester, New York. Our mission is to provide public parking to customers and to manage our operations efficiently in accordance with all legal requirements.

The performance measure report is attached to this report as Exhibit B.

OPERATIONS AND ACCOMPLISHMENTS

A summary of key activities and accomplishments in 2015 are listed below:

1. Total revenue from garage operations for 2015 was \$775,689 representing an increase in revenue of 8.6% from the previous year. Lot revenues for 2015 were \$234,589.48, representing an increase of 34.6% from the previous year.

2. Adopted or re-adopted all policies and procedures including:

- Business and Travel Expense
- Code of Ethics
- Credit Card
- Freedom of Information
- Internal Controls and Financial Accountability
- Investment
- Non Collusion
- Public Comment Period
- Purchasing
- Responsibility of Members and Officers
- Tracking Inventory and Disposal of Assets
- Whistleblower

3. The LDC's contract with AP Safety & Security to patrol the Garage went into effect in 2015. In addition, through cooperation with Monroe County, overhead doors, intercom systems and other measures were installed in the garage to improve security. These measures substantially reduced the amount of trespassers in the garage during both business and off-hours. The improved security has resulted in a cleaner, safer environment and increased customer satisfaction.

4. Updated the Corporation's website and filed reports with the State Budget Office.

FINANCIAL REPORTS

The audited financials and Independent Auditor's Report are attached to this report as Exhibit G.

SCHEDULE OF BONDS AND NOTES

Civic Center had no Bonds or Notes payable as of December 31, 2015.

BOARD EVALUATIONS

A summary of the Board member's surveys evaluating the operation of the LDC are attached as Exhibit A.

FINANCIAL PLAN

A multi-year operating budget is submitted to the Board each year for adoption. The most recent adopted budget is attached as Exhibit C.

LISTING OF REAL ASSETS AND REAL ASSETS DISPOSED OF OR INTENDED TO BE DISPOSED OF

Civic Center owns the Civic Center Parking Garage in Rochester, New York. The Garage and related land was valued at \$6,886,987 net of depreciation as of December 31, 2015. Civic Center did not dispose of any real property in 2015.

CODE OF ETHICS

The Code of Ethics for Civic Center is attached as Exhibit D to this report.

PROCUREMENT REPORT

The Procurement Report for 2015 is included in this report as Exhibit E.

ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROL STRUCTURE AND PROCEDURES

Exhibit F to this report certifies that the internal control structure and procedures for 2015 were documented and assessed by the Board's President.

EXHIBIT A

EXHIBIT A

CIVIC CENTER MONROE COUNTY

Summary Results of Confidential Evaluation of Board Performance - 2015

Criteria	Agree #	Somewhat Agree #	Somewhat Disagree #	Disagree #
Board members have a shared understanding of the mission and purpose of the Authority.	4			
The policies, practices and decisions of the Board are always consistent with this mission.	4			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	4			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	4			
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.	4			
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.	4			
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	4			
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	4			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	4			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	4			
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	4			
Board members have the opportunity to research, discuss, question and prepare before decisions are made and votes taken.	4			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	4			
The Board exercises appropriate oversight of the operation.	4			
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.	4			
Board members demonstrate leadership and vision and work respectfully with each other.	4			

Date Completed: March 17, 2016

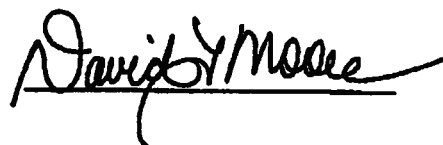


EXHIBIT B

EXHIBIT B

**CIVIC CENTER MONROE COUNTY
PERFORMANCE MEASURES REPORT**

**Performance Measures Rating Sheet
2015**

Civic Center Mission Statement: “Civic Center Monroe County LDC operates and manages parking facilities in downtown Rochester, New York. Our mission is to provide public parking to customers and to manage our operations efficiently in accordance with all legal requirements.”

Items Evaluated:	Possible Points	Rating
1. Regular Budgetary Review and Reporting (“manage our operations efficiently”)		
• Regular Budget Update Reports submitted to Board	10	10
• Quality of Reports	10	9
• Performance to Budget	15	14
2. Approvals of Policies and Procedures (“in accordance with all legal requirements.”)		
• Written Policies and Procedures	10	10
• Board Approval and Annual Review	10	10
3. Operational Policy Analysis (“in accordance with all legal requirements.”)		
• Procurements, Checks, Invoices	10	10
• Audit Results	15	14
4. Required Reporting (“in accordance with all legal requirements.”)		
• Board approvals and timely submission of the following: Annual Report; Procurement Report; Investment Report; Budget and Audit.	<u>20</u>	<u>20</u>
TOTAL	100	97

EXHIBIT C

**CIVIC CENTER MONROE COUNTY LOCAL DEVELOPMENT CORPORATION
BUDGET & FINANCIAL PLAN
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT ASSETS**

PARIS Reporting Format

	2014	2015	2015	2016	2017	2018	2019
	Actual	Budgeted	YE Estimated	Adopted	Proposed	Proposed	Proposed
REVENUE & FINANCIAL SOURCES							
Operating Revenues							
Charges for services	888,857	1,018,763	1,010,278	1,025,000	1,025,000	1,025,000	1,025,000
Rental & financing income	0	0	0	0	0	0	0
Other operating revenues	340,000	340,000	340,000	340,000	340,000	340,000	340,000
Total Operating Revenues	1,228,857	1,358,763	1,350,278	1,365,000	1,365,000	1,365,000	1,365,000
Nonoperating Revenues							
Investment Earnings	370	456	377	375	375	375	375
State subsidies/grants	0	0	0	0	0	0	0
Federal subsidies/grants	0	0	0	0	0	0	0
Municipal subsidies/grants	0	0	0	0	0	0	0
Public authority subsidies	0	0	0	0	0	0	0
Other nonoperating revenues	0	0	2,679	0	0	0	0
Total Nonoperating Revenues	370	456	3,056	375	375	375	375
Proceeds from the issuance of debt	0	0	0	0	0	0	0
Total Revenues & Financing Sources	1,229,227	1,359,219	1,353,334	1,365,375	1,365,375	1,365,375	1,365,375
EXPENDITURES							
Operating Expenditures							
Salaries and wages	0	0	0	0	0	0	0
Other employee benefits	0	0	0	0	0	0	0
Professional Service contracts	61,358	63,760	67,299	65,760	67,160	67,160	67,160
Supplies and materials	0	0	0	0	0	0	0
Other operating expenditures	811,096	1,090,948	791,168	1,095,104	1,093,704	1,093,704	1,093,704
Property taxes	217,091	223,080	217,217	219,672	219,672	219,672	219,672
Depreciation	243,721	144,000	144,000	144,000	144,000	144,000	144,000
Utilities	135,789	136,320	145,655	145,740	145,740	145,740	145,740
Other	214,495	587,548	274,286	585,692	584,292	584,292	584,292
Total Operating Expenditures	872,454	1,154,708	848,467	1,160,864	1,160,864	1,160,864	1,160,864
Nonoperating Expenditures							
Principal payment on bonds and financing arrangements	0	113,607	113,607	121,276	129,462	138,200	147,529
Interest and other financing charges	97,600	90,904	88,383	83,235	75,049	66,311	56,982
Subsidies to other public authorities	0	0	0	0	0	0	0
Capital asset outlay	195,000	0	0	0	0	0	0
Grants and donations	0	0	0	0	0	0	0
Other nonoperating expenditures	0	0	0	0	0	0	0
Total Nonoperating Expenditures	292,600	204,511	201,990	204,511	204,511	204,511	204,511
Total Expenditures	1,165,054	1,359,219	1,050,457	1,365,375	1,365,375	1,365,375	1,365,375
Capital Contributions	0	0	0	0	0	0	0
Excess (Deficiency) of revenues and capital contributions over expenditures	64,173	0	302,878	0	0	0	0

* Note: Negative positions noted in the bottom line are a function of the PARIS reporting format, not a funding deficiency. The PARIS reporting format does not allow funding contributions from Refresh Sinking Funds, Capital Accounts, or other available fund balances to be included in the presentation. Reconciling this restriction returns the bottom line to a positive position.

EXHIBIT D

EXHIBIT D

CIVIC CENTER MONROE COUNTY LOCAL DEVELOPMENT CORPORATION

Code of Ethics Policy

ARTICLE I

Purpose

Civic Center Monroe County Local Development Corporation ("Corporation") must conduct its operations in a manner that best serves the interest of its customers and the general public. The Corporation expects all members, officers and employees to observe high ethical standards of conduct in the performance of their duties, comply and cause the Corporation to comply with all laws and regulations governing business transactions, and use and cause the Corporation to use its funds and assets only for legal and appropriate purposes.

ARTICLE II

Policies

1. Incorporation of Public Officers Law Section 74. As required by Public Authorities Law Section 2594 the provisions of Public Officers Law Section 74 (code of ethics) are incorporated herein, and each member, officer and employee shall fully comply with the provisions set forth therein. A copy of Section 74 is attached hereto.

2. Gifts and Favors. **No officer or employee shall, directly or indirectly, solicit any gift or accept or receive any gift having more than a nominal value, whether in the form of money, services, loan, travel, entertainment, hospitality, thing or promise, or in any other form, from any person, firm, corporation or other entity that has a direct or indirect interest in any contract for the provision of goods or services to the County of Monroe or any agency thereof. The term "gift" shall be defined pursuant to New York Legislative Law Section 1-C(j) as amended from time to time.**

3. Borrowing Funds. No member, officer or employee shall borrow money from the Corporation, suppliers, significant commercial customers, or individuals of a firm with whom the Corporation does business (loans or mortgages from banks or individuals doing business with the Corporation are exempted if the terms are at current rates and the customary collateral for such transactions is provided).

4. Acquiring Interest in Real Estate. No member, officer or employee shall acquire an interest in real estate in which it is known that the Corporation has a current or anticipated future interest.

5. Soliciting Funds. No member, officer or employee shall solicit funds or other items of value from Corporation vendors, suppliers or consultants for oneself or to benefit any organization, club or person, whether such other persons or entities are charitable, religious or profit making.

6. Designation of Bank as Depository. The provisions of this code shall not apply to the designation of a bank or trust company as a depository, paying agent, registration agent, or other investment in funds of the Corporation in which a member, officer or employee has an interest by reason of ownership or employment.

ARTICLE III Conflict of Interest Policy

1. In the event any member, officer or employee has a financial interest (ownership or investment interest, or compensation arrangement) directly or indirectly through a relative (spouse, child, step-child, brother, sister, parent, step-parent or a person claimed as a dependent on the latest income tax return) with any entity or individual in which the Corporation has a business transaction, said interest shall be disclosed in writing or verbally at a duly called Board meeting and said disclosure shall be disclosed in the minutes.

2. The remaining members of the Board shall determine, after due deliberation and in the absence of the member with the financial interest, whether a conflict of interest exists.

3. If a conflict of interest is determined to exist the disinterested Board Members shall determine by majority vote, in the absence of the member with the conflict, whether the transaction or arrangement is in the Corporation's best interest and whether the transaction is fair and reasonable to the Corporation, and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

ARTICLE IV Disclosure Statements

On an annual basis, the Corporation shall obtain a completed financial disclosure statement (in the form set forth as Exhibit A attached hereto, "disclosure statement") from each member and employee having management responsibility of the Corporation. Said disclosure statement shall be filed on or before April 15 in each year and any new Board Member or employee appointed to the Corporation shall file a disclosure statement within 30 days of said appointment. All disclosure statements shall be filed with the Chairman who shall cause said statements to be reviewed on an independent basis and shall file said statements with the Monroe County Board of Ethics as required by the Public Authorities Accountability Act of 2005 Section 2825(3).

ARTICLE V
Violation

Any person who knowingly and intentionally violates any of the provisions of this Code may be fined, suspended or removed from office or employment as the case may be in the manner provided by law.

ARTICLE VI
Distribution of Code

The Chairman of the Board shall cause a copy of this Code of Ethics to be distributed to every member, officer and employee of the Corporation within thirty (30) days after its adoption. Each member or employee appointed thereafter shall be furnished with a copy before entering upon the duties of his or her office or employment.

Re-Adopted March, 2015
Re-Adopted March 13, 2014
Amended: July 18, 2013
Re-Adopted: March 21, 2013
Re-Adopted: March 29, 2012
Re-Adopted: March 30, 2011
Re-Adopted: October 28, 2010
Re-Adopted: October 22, 2009
Revised: May 28, 2009
Re-Adopted: October 23, 2008
Re-Adopted: October 16, 2007
Adopted: April 6, 2006

EXHIBIT E

**Civic Center Monroe County LDC Procurement Report - Fiscal Year 2015
Purchases Over \$5,000**

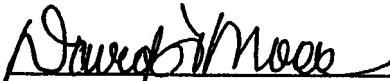
Vendor Name	Procurement Description	Award Process	Award Date	End Date	Amount Expensed FY 2015
1 Bonadio & Co., LLP	Accounting/Audit services	Contract/Competitive Bid	1/1/2011	12/31/2016	14,000
2 Brown & Brown Insurance	Insurance (Comm, Gen'l. & Comm. Umbrella Liability)	Contract/Competitive Bid	2/1/2014	2/1/2015	24,399
3 Brown & Brown Insurance	Insurance coverage - D&O Liability	Contract/Competitive Bid	8/1/2015	8/1/2016	8,370
4 Adams Bell Adams PC	Management consultant services	Contract/Competitive Bid	1/1/2013	12/31/2016	17,000
5 County of Monroe Industrial Development Agency (COMIDA)	Payment in lieu of taxes (Monroe County)	Non-Contract/Purchase Order	12/1/2003	12/31/2023	51,050
6 County of Monroe Industrial Development Agency (COMIDA)	Payment in lieu of taxes (City of Rochester)	Non-Contract/Purchase Order	12/1/2003	12/31/2023	164,315
7 AP Safety & Security Corp	Security Guard Services - Garage - via 50/50 split with MAPCO	Contract/Competitive Bidg	2/1/2015	2/1/2016	27,130
8 Monroe County Dir. Of Finance	Garage electricity usage	Contract/Non-Competitive Bid	12/30/2003	12/30/2023	144,952
9 Monroe County Finance	Management Agreement	Contract/Competitive Bid	11/1/2003	10/31/2023	234,589
10 Crane-Hogan Structural Systems Inc.	Design-Build Civic Center Garage repairs and renos-retainage release	Contract/Competitive Bid	10/28/2011	TBD	204,511
Total					890,316

EXHIBIT F

EXHIBIT F

CIVIC CENTER MONROE COUNTY.
ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROL STRUCTURE
AND PROCEDURES

This statement certifies that the internal control structure and procedures of the Civic Center Monroe County LDC have been documented and assessed for the year ending December 31, 2015. This assessment found the Corporation's internal controls to be adequate, and to the extent that deficiencies were identified, the Corporation has developed corrective action plans to reduce any corresponding risk.



David Moore
President
Civic Center Monroe County LDC

ANNUAL REPORT TO BE PROVIDED UNDER SEPARATE COVER

EXHIBIT G