



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JANUARY 17, 2012
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report
5. Applications:

**Xerox Corporation
PO Box 4505, 45 Glover Ave.
Norwalk, CT 06856-4505**

**Lease/Leaseback Sales Tax Only
\$1,520,000 (Construction)
\$2,780,000 (Equipment)**

Project/Tenant Address:

**Affiliated Computer Services, Inc. (ACS)
800 Phillips Road, Bldg. 200
Webster, New York 14580**

Xerox is proposing to invest \$4.3 million to renovate and equip approximately 20,000 square feet of space to accommodate a call center in Building 200 on the Xerox Campus in Webster. In February 2010, ACS was acquired by Xerox Corporation. ACS will be establishing a call center operation in Building 200. ACS provides business process outsourcing and IT outsourcing services, including data processing, HR benefits management, finance support, and customer relationship management services for commercial and government organizations worldwide. The project is projected to create 350 new FTE jobs over the next three years. The applicant seeks approval of sales tax exemption only.

**Pike Development Co. LLC
Or entity yet to be formed**

**\$19,130,001 Lease/Leaseback
\$ 2,200,000 (Windstream-Sales Tax Only)**

Project/Tenant Address:

**Windstream Communications, Inc.
245 E. Main Street
Rochester, New York 14614**

Pike Development Co. LLC (Pike) is proposing an adaptive reuse of the former Seneca Building which is located at the former Midtown Plaza site in the City of Rochester. Pike will be redeveloping the shell of the three-story building into approximately 109,000 square feet of commercial space. Windstream

Communications, Inc. (Windstream) will be leasing 65,000 square feet of space on the first and second floor of the building for employees that were retained as a result of the acquisition of PAETEC Holding Corp. in 2011. Windstream is an Arkansas based provider of high-speed broadband internet, phone service and digital TV packages to Government agencies. The project is part of the overall redevelopment of the 8.5 acre former Midtown Plaza site. The \$21,330,001 project is projected to be occupied by at least 143 former PAETEC employees that were at risk of relocation. The applicant seeks approval of a custom property tax abatement.

6. Approval of Minutes – Agency Meeting December 20, 2011
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Governance Committee Report – H. Stuart
10. Legal Counsel Townsend – Discussion Items

Termination:

- Rochester Drug Cooperative Inc./50 Jetview Drive
- Chosen Spot, LLC/1595 Moseley Road

Miscellaneous:

- Maiden Lane Reconstruction –COMIDA donation of sidewalk easement to the Town of Greece

- Approval of UTEP change to be in compliance with Section 874(4)(b)

The next scheduled meeting of the Agency will be **Tuesday, February 21, 2012**