



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MARCH 17, 2009
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:

Global Hospitality of Greece LLC (Lease/leaseback)
2815 Monroe Avenue
Rochester, NY 14618

Project Address: 400 Center Place Dr.
Rochester, NY 14618

Global Hospitality of Greece LLC is proposing to construct a Homewood Suites hotel located at 400 Center Place Drive in the Town of Greece. Homewood Suites is an extended stay, upscale all-suite brand of residential style hotel within the Hilton family of hotels. This 97,616 square foot hotel is located on 2.9 acres will feature 95 suites. The project cost is \$13,830,626 and will create 30 FTE within 3 years.

Davidson Fink, LLP (EquiPlus)
28 E. Main Street, Suite 1700
Rochester, NY 14614

Davidson Fink, LLP is a full-service law firm that was founded in Rochester in 1968. Davidson Fink is one of the original tenants of the First Federal Plaza, and currently occupies the entire 17th floor and a portion of two other floors. Davidson Fink considered relocating at the end of their lease, before deciding to remain in the City and expand their offices onto the 16th floor of First Federal Plaza. Davidson Fink is purchasing \$64,000 in equipment for the updated space. The City of Rochester is supportive of the project and has requested assistance through COMIDA. Davidson Fink currently employs 54 FTE in Monroe County and expects to create 6 new FTE within three years. The company is seeking approval for a sales tax exemption only.

**Loftworks 181, LLC
325 Alexander Street, #100
Rochester, NY 14607**

**(Lease/Leaseback – sales & mortgage
tax only)**

**Project Address: 179 – 189 St. Paul Street
Rochester, NY 14604**

Loftworks 181, LLC is proposing the purchase and renovation of a 100 year old 50,000 square foot mostly vacant mixed use building. Floors 2 – 6 of the building will be used as 36 market rate loft style apartments ranging from 500 square feet to 2300 square feet. The first floor will be offered as a 5 unit commercial-retail mixed use space. This \$2.1 million project will include exposed brick, tin ceilings, updated kitchens and baths, new elevator and new energy-efficient windows and secured entrances. The building currently has 22 private parking spaces and is working to acquire additional tenant space from a neighboring building. The applicant seeks approval of sales and mortgage tax exemption only.

**Bersin Properties LLC
285 Medley Centre Parkway
Rochester, New York 14622**

(Lease/leaseback)

Bersin Properties LLC (Bersin) is the property owner of the Medley Centre mall in the Town of Irondequoit, New York. Bersin plans to revitalize the existing 784,000 square foot mall and expand with 546,000 square feet for new retail space. Additionally, Bersin plans to construct 420 hotel rooms, 330 residential apartment units, 195,000 square feet of office space and 158,000 square feet of theater, restaurant and other mixed use space. The project will be constructed in one or more phases and will include demolition of portions of the existing mall. The project is projected to create 600 FTEs jobs within the first three years of completion of the project. Bersin is seeking sales and mortgage tax exemption as well as a Special PILOT. The request for the Special PILOT has been approved by both the Town of Irondequoit and East Irondequoit School Board.

7. Approval of Minutes – Agency meeting February 17, 2009
8. Chair Mazzullo – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-Rural Metro Medical Services – Project increase of \$228,000 from \$1,433,000 to \$1,661,000 for the purchase of radios related to the new computer aided dispatch system.

-RCS Development (55 Clarkridge) – Building purchased by Atlas Automation, investing \$100,000 in equipment. Assumption of PILOT. Atlas has 10 employees and will create 5 over next 3 years.

Adjournment

NOTE: The next meeting of the Agency will be held on Thursday, April 16, 2009