



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY ANNUAL MEETING OF APRIL 15, 2014
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Applications:

**Koziar Henrietta LLC
68 Union Street
Westfield, MA 01085**

(\$ 4,000,000 – Lease/Leaseback with JobsPlus)
(\$ 250,000 – Sales Tax Exemptions Only)

Tenant & Project Address:

**Horizon Solutions LLC
125, 175, 200 Josons Drive
Rochester, New York 14623**

Koziar Henrietta LLC is proposing construction of a 30,325 square foot building on 8.9 acres in the Town of Henrietta. The building will be leased to a related entity, Horizon Solutions LLC (HS), a privately held, value-add electrical/industrial distributor. HS, founded in Rochester in 1857 as the Sidney B. Roby Company, is headquartered in Rochester with branches in Albany and Elmira, Massachusetts, Maine and New Hampshire. The \$4,250,000 project will impact 70 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 7 FTEs. HS is seeking sales tax exemption on equipment furniture and fixtures.

Gallina Development Corporation (\$ 1,550,000 – Lease/Leaseback with JobsPlus)
1890 South Winton Road, Suite 100 (\$ 1,345,000 – Sales Tax Exemptions Only)
Rochester, New York 14618

Tenant & Project Address: **C&C North America Inc.**
dba Cosentino North America
225 Mile Crossing Blvd.
Rochester, New York 14624

Gallina Development Corporation, a local real estate development company, is proposing to build a 25,000 square foot commercial building on 3.22 acres in the Town of Gates. The building will be leased by C&C North America Inc. dba Cosentino North America and used as a showroom and distribution center for solid surface materials including natural stone, quartz and recycled surfaces. The \$2,895,000 project is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. Cosentino is seeking sales tax exemption on build out costs, equipment, furniture and fixtures.

929 Holt Road LLC (\$ 9,650,000 – Sales & Mortgage Tax Exemptions Only)
550 Latona Road, Building E (\$ 711,054 – Sales Tax Exemptions Only)
Suite 501
Rochester, New York 14626

Tenant & Project Address: **Fitness International LLC**
929 Holt Road
Webster, New York 14580

929 Holt Road LLC, a local real estate development company, is proposing the construction of a 35,000 square foot fitness center on approximately 7 acres in the Town of Webster. The property will be leased to Fitness International LLC which operates as LA Fitness. The \$10,361,054 project is projected to create 24 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The tenant is seeking sales tax exemptions on equipment purchases.

6. Approval of Minutes – Agency meeting March 18, 2014
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items

9. Legal Counsel – Discussion Items

Terminations:

- Cassara Properties LLC
- Vesta Partners LLC
- Cucinelli Family LLC
- 1241 PVR LLC
- 98 Halstead LLC

Miscellaneous:

- Mapco Civic Center LLC – Ratify Mortgage Tax Exemption
- Riverview Equity 1, LLC – Amendment to extend the term of the PILOT for an additional five years to June 30, 2024 per letter from D. Smith, City ED Commissioner.

The next meeting of the Agency will be held on Tuesday, May 20, 2014.

Adjournment