



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF APRIL 19, 2011
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:

**Plymouth Terrace, LLC (City Choice Program)
1001 Lexington Avenue
Rochester, New York 14606**

**Project Address: 116 W. Main Street
Rochester, New York 14614**

Plymouth Terrace, LLC proposes to develop 24 attached row houses on a former city owned parcel located along Plymouth Avenue and bound by Main Street, Allen Street and Scott Alley. The project is the result of a 2009 RFP from the City of Rochester to redevelop a 1.5 acre parcel in the Center City District which currently operates as a municipal parking lot. Each of the two-story homes will have individual detached garages, private fenced backyards and approximately 1,800 square feet of livable space. The \$4.3 million project qualifies for the City CHOICE program as a result of being located in the targeted Center City Area.

**Sydor Instruments, LLC (EquiPlus)
291 Millstead Way
Rochester, New York 14624**

Sydor Instruments, LLC (Sydor) is a manufacturer of ultrafast imaging systems that was founded in 2004 to commercialize technology licensed from the University of Rochester Laboratory for Laser Energetics. Sydor recently purchased a 16,000 square foot manufacturing facility located at 291 Millstead Way in the Town of Chili and will be investing \$250,893 to renovate and equip the space. Sydor currently employs 12 FTE and expects to create 2 FTE within the next year. Sydor has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

Fitzhugh Associates, LLC (Lease/Leaseback) approval up to \$100,000
460 Buffalo Road – Suite 110
Rochester, New York 14611

Project Address: 13 South Fitzhugh Street
Rochester, New York 14614

Fitzhugh Associates LLC proposes to redevelop the Academy Building located at 13 South Fitzhugh. The property formerly housed Edwards Restaurant and has been vacant for 5 years. The four story, 36,800 square foot building will be developed into 21 loft style apartments: 6 1-bedroom, 14 2-bedroom and 1 3-bedroom ranging in size from 700 to 2,000 square feet. There will also be first floor retail and re-use of the former Edwards Restaurant. Funding for the project includes Restore NY and City of Rochester along with Community Preservation permanent loans. The project qualifies for the City CUE program and will be applying to COMIDA for sales and mortgage tax exemption only.

6. Approval of Minutes – Agency Annual Meeting March 15, 2011
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend, Discussion Items

Terminations:

- 4901 Lac DeVille Blvd./Anthony Costello (Andrea) University of Rochester
- 2400 S. Clinton Ave./Anthony Costello (Alicia) University of Rochester
- 777 Canal View Blvd./Hub Properties/Danka/Pitney Bowes
- 600 Mile Crossing/Gallina/ITT Flygt
- ClearChannel/Citicasters
- Hub Properties/Performance Technologies
- Clearborn Associates/Catalyst Direct/110 Marina Drive, Greece, NY

Miscellaneous:

- Heritage Christian Home Project

Resolution to consider COMIDA release certain parcels back to Heritage (1187 State Road, Town of Penfield and 2182 Ridgeway Ave., Town of Greece).

The next Agency Meeting will be held on Tuesday, May 17, 2011.