



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**AGENDA – AGENCY MEETING OF MAY 15, 2007  
EBENEZER WATTS CONFERENCE – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Applications:

**Ridgeview Special Needs Apartments, LP      (Civic Facility Revenue Bond)  
715 Central Avenue  
Dunkirk, NY 14048**

**Project Address:            3-97 Marburger Street  
Rochester, New York 14621**

Ridgeview Special Needs Apartments, LP plans to purchase and renovate a partially vacant, deteriorating eight building, 64 unit apartment complex located at 3-97 Marburger Street in the City of Rochester. The renovation, including asbestos and lead paint removal, will provide modern and safe housing for extremely low-income persons with disabilities. There will be an onsite office, staffed by DePaul Community Services, providing close supervision and support for the residents of the project. This \$10.2 million project will impact 22 FTEs. The applicant is seeking up to \$5.7 million in civic facility revenue bonds. In conjunction with COMIDA assistance, the applicant will seek low-income housing tax credits, a loan from the NYS Housing Trust Fund Corporation and a special PILOT agreement approved by the City of Rochester.

**R.C. Real Estate                    (Lease/leaseback w/ JobsPlus)  
955 Buffalo Road  
Rochester, New York 14624**

**Project Occupant:            Rochester Sealer & Supply  
Project Address:            985 Buffalo Road  
Rochester, New York 14624**

R.C. Real Estate proposes to construct a 5,000 square foot building at 985 Buffalo Road in the Town of Gates. Rochester Sealer and Supply (RS&S) will lease the space to manufacture asphalt emulsion sealer. Asphalt emulsion sealer is used as a seal coating on driveways, parking lots and private roadways. RS&S will be a wholesale distributor of the sealant. The total cost of the project is \$470,000 and RS&S will

create 4 FTE within five years. The company seeks approval of the JobsPlus tax incentive based on the manufacturing use. The JobsPlus job creation requirement is 1 FTE.

**Flower City Glass Co. Inc. (EquiPlus)**  
**188 Mt. Hope Avenue**  
**Rochester, New York 14620**

Flower City Glass Co Inc. (FCGC) manufactures decorative glass and supplies wholesale glass for commercial and residential windows and entryways. FCGC will be purchasing a CNC aluminum cutter, upgrading their phone system and renovating warehouse space to be used for production. The combined cost of the new equipment and improvements is \$331,710. FCGC employs 51 FTE and will be creating 3 new full time positions. FCGC has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus on \$205,950 of equipment and materials.

**Kenron Industrial Air Conditioning, Inc. (EquiPlus)**  
**700 South Avenue**  
**Rochester, New York 14620**

Kenron Industrial Air Conditioning, Inc (Kenron) provides HVAC installation, service, and maintenance for commercial and industrial facilities in Western NY. Kenron will be purchasing new tablet PC's, servers, software and peripherals. The combined cost of the equipment is \$68,000. Kenron employs 27 and will be creating 2 new full time positions. Kenron has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Mark IV Construction Co., Inc. (EquiPlus)**  
**301 Exchange Blvd.**  
**Rochester, New York 14608**

Mark IV Construction Co., Inc. (Mark IV) is a real estate development firm specializing in commercial properties and senior living facilities. Mark IV will be purchasing a Caterpillar 627E Scraper for \$155,000. Mark IV employs 90 and will be creating 4 new full time positions. Mark IV has been approved for a GreatRebate through Monroe County Industrial Development Corporation and was previously approved for a GreatRate in 2006. They are seeking approval of the EquiPlus on the equipment purchase.

4. Public Forum
5. Approval of Minutes – April 17, 2007 & Special Meeting – April 25, 2007
6. Acting Chairman Hurlbut – discussion items

7. Acting Executive Director Seil – discussion items
8. Legal Counsel Townsend - discussion

**Final Approval/Over \$100,000:**

- Wiljeff, LLC**/Public Hearing held in the Town of Henrietta on 5/14/07.
- Brighton Lodging**/Public Hearing held in the Town of Brighton on 4/24/07.

**Miscellaneous:**

- Alexander Realty LLC**/Increase in mortgage from \$16.1 million to \$35 million for Refinancing
- SGP Associates, LLC**/\$2.9 million sales tax upgrade for Clarion Hotel
- Troyer Inc.**/Increase from 475,000 to \$550,000
- Melles Griot – (New Name CVI/Melles Griot)**/Amendment to lease/**-192 Mill Street – Refinancing**

**Terminations:**

- MWI, Inc.**
- Eastman Kodak Lot N**
- RCS Development**
- 90 Goodway Dr. James & Deborah Odorczyk**

The next meeting of the Agency will be held on **Tuesday, June 19, 2007.**

Adjournment