



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

**AGENDA – AGENCY MEETING – MAY 19, 2015  
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:

**Legacy at Maiden Park LLC (\$13,100,000 – Lease/Leaseback with JobsPlus)**  
**301 Exchange Blvd.**  
**Rochester, New York 14608**

**Project Address: 749 Maiden Lane**  
**Rochester, New York 14615**

Legacy at Maiden Park LLC, a local real estate development company, is proposing the construction of a 79 unit senior living community in the Town of Greece. The single story, approximately 57,000 square foot building will be located on 6.6 acres and include 96 total beds. The project will provide assisted, enhanced assisted and special needs assisted living services. The \$13,100,000 project is projected to create 38 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.4:1.

**Gallina Development Corporation (\$1,118,000 – Lease/Leaseback with JobsPlus abatement)**  
**1890 S. Winton Road, Suite 100**  
**Rochester, New York 14618**

**Tenant & Project Address: Loomis Armored US**  
**65 Vantage Point Drive**  
**Rochester, New York 14624**

Gallina Development Corporation, a local real estate development company, is proposing an 11,000 square foot addition to an existing 20,520 square foot building on 3.76 acres in the Town of Ogden. The building is leased to Loomis Armored US, a provider of armored car services. The new addition will include office and processing space to accommodate growth in the business. The \$1,118,000 project will impact 121 FTEs and is projected to create 34 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 12 FTEs. The Benefit/Incentive ratio is 8.4:1.

**Apple Latta LLC** (\$58,600,000 – Lease/Leaseback with custom abatement)  
**550 Latona Road**  
**Bldg. E., Suite 501**  
**Rochester, New York 14626**

**Project Address:** **2451-2455 Latta Road**  
**Rochester, New York 14612**

Apple Latta LLC, a Morgan Management real estate entity, is proposing a senior housing project in the Town of Greece. The 354,440 square foot complex will be located on approximately 51.7 acres of the former Apple Annie's orchard. The project includes 340 senior apartments and 80 senior townhomes, and will include a clubhouse, community room, fitness center, theater room and swimming pool. The \$58,600,000 project is projected to create 8 new FTEs over the next three years. The applicant is seeking approval of a custom PILOT supported by the Town of Greece. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1.6:1.

**Five Star Bank** (\$3,560,000 – Sales Tax Exemptions Only)  
**55 North Main Street**  
**Warsaw, New York 14569**

**Project Address:** **395 Westfall Road**  
**Rochester, New York 14620**

Five Star Bank, a New York State chartered community bank, is proposing to construct a 4,750 square foot branch bank on 1.57 acres at CityGate in the City of Rochester. The branch will include a 1,200 square foot Community Room that will be utilized for financial education programs, including first time buyers, small business loans education and financial literacy, as well as for community events. The \$3,560,000 project will impact 146 FTEs and is projected to create 7 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 10.6:1.

6. Approval of Minutes – Agency meeting April 21,2015
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend Discussion Items

**Miscellaneous:**

-Innovative Data Processing Solutions  
Approve \$57,915 increase to \$150,000 (Original approval April 21, 2015)

-Winthrop & Pitkin LLC  
Approve new tenant

**The next meeting of the Agency will be held on Tuesday, June 16, 2015**