



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MAY 20, 2008
EBENEZER WATTS CONFERENCE – 12:00 NOON**

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

Zeller Corporation (Lease/Leaseback – Sales Tax Only)
800 Emerson Street
Rochester, New York 14613

Project Location: 1000 University Avenue
Rochester, New York 14607

The Zeller Corporation (Zeller) is a wholesale distributor of electrical components and manufacturer of industrial automation and controls. Zeller was founded in Rochester in 1961 and has experienced an evolution in the products, capabilities and services they offer their customers. Their current facility will not support the growth plan for the company so they are relocating into 55,000 square feet of leased space at 1000 University Avenue (Gleason Works). Zeller intends to invest \$1.4 million in building improvements and equipment. The project will impact 63 existing employees and is projected to create 51 new FTE within three years. The applicant is seeking approval for a sales tax exemption only.

Gallina Development Corp. (Lease/Leaseback – JobsPlus)
84 Humboldt Street
Rochester, New York 14609

Tenant/Project Transcat, Inc.
Location: 35 Vantage Point Drive
Rochester, New York 14624

Gallina Development Corp. proposes to renovate and expand 35 Vantage Point Drive in the Town of Ogden to accommodate growth at Transcat, Inc. Transcat, Inc. is a global distributor of test, measurement and calibration instruments and accredited provider of calibration and repair services for the process, life science and manufacturing industries. Transcat has outgrown the 27,000 SF building and requires additional office and warehouse space. Gallina proposes to construct a 10,000 SF expansion and convert existing warehouse space into offices. The \$500,000 project will impact 110 existing employees and is projected to create 11 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the technology based producer service use. The Jobs Plus job creation requirement is 11 FTE.

Unity Ridgeway, LLC (Lease/Leaseback with LeasePlus)
140 Clinton Square
Rochester, New York 14604

Tenant/Project: Unity Health System
Location: 2655 Ridgeway Ave.
Rochester, New York 14626

Unity Ridgeway, LLC proposes to construct a 123,000 square foot, four-story medical office building located on 18 acres at 2655 Ridgeway Ave. in the Town of Greece. The building is being developed on behalf of Unity Health System due to the growth of several departments, many of which are currently located at 1555 Long Pond Rd. also in the Town of Greece. Scheduled subtenants are: a cardiology group, women's health care center, spine center and various labs. The project cost is \$28,293,560 and will impact 216 existing employees and is projected to create 54 new FTE jobs within three years. The applicant seeks approval of LeasePlus property tax abatement based on the local labor and supplier rule. The LeasePlus job creation requirement is 22 FTE.

Pathfinder Holdings LLC (Lease/Leaseback with Green JobsPlus)
134 South Fitzhugh Street
Rochester, New York 14608

Tenant/Project: Pathfinder Engineers LLP
134 South Fitzhugh Street
Rochester, New York 14608

Pathfinder Holdings LLC proposes to renovate a 9,200 square foot; three story building located at 134 South Fitzhugh Street (adjacent to the Corn Hill historical district in the City of Rochester) and will serve as the home office for Pathfinder Engineers LLP (PE). PE provides engineering and architectural services and is a certified Woman-Owned Business. The planned renovations and upgrades will be performed in a sustainable manner from both materials and construction perspectives and the scope of the upgrades will qualify the building for LEED Silver certification from USGBC. The \$1,159,900 project will impact 22 existing FTE and is projected to create 4 FTE within three years. The applicant seeks approval of Green JobsPlus property tax abatement based on the local labor and suppliers rule. The Green JobsPlus job creation requirement is 3 FTE.

Youngblood Disposal Enterprises of Western New York, LLC (EquiPlus)
35 Deep Rock Road
Rochester, New York 14624

Youngblood Disposal Enterprises of Western New York, LLC (Youngblood) provides specialty waste hauling for construction and demolition debris and rolloff services for commercial and industrial customers. Youngblood has been operating in Monroe County for over 50 years since the business was founded in 1948. Youngblood is proposing to purchase trucks and commercial containers totaling \$474,755. Youngblood employs 37 in Monroe County and expects to create 4 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

5. Approval of Minutes – April 22, 2008
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items

8. Bonadio & Company
-COMIDA 2007 Financial Statements

9. Legal Counsel Townsend – Discussion Items

Termination:

-Hover-Davis

-Austro Mold

Miscellaneous:

-Calvary Design – \$90,000 increase in project amount from \$393,500 to \$483,500

-Wegmans (3175 Chili Avenue, Town of Chili) purchase of land

-RGW, LLC (980 Westfall Road, Town of Brighton) requests assignment of lease
and title to Brighton Surgery Center, LLC

10. Public Comments

Adjournment

The next meeting of the Agency will be held on **Tuesday, June 17, 2008.**