



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MAY 20, 2014
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**625 Phillips Rd. LLC
625 Phillips Road
Webster, New York 14580**

**(\$726,900 – Lease/Leaseback with JobsPlus)
(\$135,000 – Sales Tax Exemptions Only)**

Tenant & Project Address:

**East Side Machine Inc.
625 Phillips Road
Webster, New York 14580**

625 Phillips Rd LLC is proposing to add a 10,000 square foot addition to an existing 14,000 square foot building in the Town of Webster. The building is leased to a related entity, East Side Machine Inc., a contract manufacturer of precision machined component parts. The addition will provide needed space to accommodate growth in the business. The \$861,900 project will impact 41 existing FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 4 FTEs. Tenant is seeking sales tax exemption on equipment and furnishings for the new addition.

**Barrett Place LLC
PO Box 230
Henrietta, New York 14580**

(\$3,869,864 – Lease/Leaseback with LeasePlus)

Tenant & Project Address:

**University of Rochester Center for Primary Care
Barrett Drive
Webster, New York 14580**

Barrett Place LLC, a local real estate development company, is proposing the construction of a 14,000 square foot medical office facility on 1.7 acres in the Town of Webster. The University of Rochester Center for Primary Care will occupy 10,000 square feet, offering primary care and lab services. The \$3,869,864 project will impact 7 FTEs and is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement program. The job creation requirement is 1 FTE.

**Precision Grinding & Mfg. Corp.
(Real Estate Entity to be formed)
1305 Emerson Street
Rochester, New York 14606**

(\$1,493,245 – Lease/Leaseback with JobsPlus)

Precision Grinding & Mfg. Corp. is proposing construction of a 20,000 square foot addition to a 48,000 square foot manufacturing building on 3.4 acres in the City of Rochester. The building is leased to a related entity, Precision Grinding & Mfg. Corp. (PGM) a privately held, contract manufacturing firm founded in 1967. The addition will provide the needed space to grow and service PGM's customer base. The \$1.5 Million project will impact 117 FTEs and is projected to create 12 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 12 FTEs.

**Tipping Point Communications LLC (\$150,000 – Sales Tax Exemptions Only)
277 Alexander Street, Suite 100
Rochester, New York 14607**

Project Address:

**1349 University Avenue
Rochester, New York 14607**

Tipping Point Communications LLC (TPC), founded in 2005, is a full service media planning and buying firm with specializations in digital, focus group research and social media. TPC has outgrown their current 3,800 square foot location and will be relocating to a 5,100 square foot location in the City of Rochester. TPC will be investing up to \$150,000 in leasehold improvements, furniture and equipment. TPC currently employs 18 FTEs and expects to create 2 new full-time positions. TPC has been approved for the GreatRebate and GreatRate programs through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Boss Precision Ltd.
2440 South Union Street
Spencerport, New York 14550**

(\$371,123 – Lease/Leaseback with JobsPlus)

Boss Precision Ltd., (BP) a metal fabrication job shop specializing in material handling and mass transit equipment, was founded in 1988 and moved to their current location in 1995. BP is proposing an approximately 10,000 square foot expansion to the existing 40,000 square foot building on 7.7 acres in the Town of Ogden. The new addition will provide crane and loading dock capabilities and improve safety and efficiencies. The \$371,123 project will impact 59 FTEs and is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 6 FTEs.

6. Approval of Minutes – Agency meeting April 15, 2014
7. Chair Mazzullo – Discussion Items
 - **PILOT Review Committee Report**
8. Jay Popli
 - **Governance Committee Report**
9. Executive Director Seil – Discussion Items
10. Legal Counsel – Discussion Items

Miscellaneous:

- **Rochester Presbyterian Home – 2008 Bonds**
Early redemption of bonds and transfer to Rochester Presbyterian Home, Inc. and RPH-West, Inc.

The next meeting of the Agency will be held on Tuesday, June 17, 2014.

Adjournment