



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JULY 17, 2012  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**155 East Main LLC (\$13,850,000 - Lease/Leaseback with Custom PILOT)  
2604 Elmwood Ave. (\$ 2,300,000 – Sales Tax Exemption)  
Suite 352  
Rochester, New York 14618**

**Tenant/Project Address: Host Resident Properties LLC/Hilton Garden Inn  
155-159 East Main Street & 25 Stone Street  
Rochester, New York 14604**

The applicant, 155 East Main LLC (155) is proposing to renovate three existing long vacant buildings in the City of Rochester Street into a 115,000 square foot 106 room Hilton Garden Inn located on .5 acre parcel. The \$16 million project will include the full renovation of 155-159 East Main Street and the demolition and reconstruction of 25 Stone Street, is projected to create 55 FTEs. 155 is seeking a custom pilot for the project. A related entity, Host Resident Partners LLC, which will be the hotel operator, is seeking sales tax exemption on \$2.3 million to equip and furnish the hotel. The City of Rochester is supportive of the project.

**Dannic Holdings LLC (Lease/Leaseback with JobsPlus)  
4477 Ridge Road West  
Rochester, New York 14626**

**Tenant/Project Address: Doan Chevrolet  
5035 Ridge Road West  
Spencerport, New York 14559**

DANNIC Holdings LLC (DANNIC) is proposing to construct a new 37,000 square foot building at 5035 Ridge Road West in the Town of Parma to be leased to a related entity, Doan Chevrolet (Doan). This new facility will be equipped to promote fuel saving technologies and will include electric car charging stations. The \$5.4 Million project will impact 76 existing employees and is projected to create 3 new FTE within three years. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 3 FTEs. The Town of Parma has provided a letter of support for the project.

**Kaplan Container Inc. (Sales and Mortgage Tax only)**  
**130 Despatch Drive**  
**East Rochester, New York 14445**

**Project Location: 15 Jet View Drive**  
**Rochester, New York 14624**

Kaplan Container Inc. (Kaplan) is a major industrial supplier of plastic, fiber and glass containers to a variety of markets, including manufacturing, construction, laboratories and agricultural. As the company has continued to grow, its current space is insufficient. Kaplan proposes to purchase, renovate and equip an existing 57,000 square foot building on 6.18 acres on Jet View Drive in the town of Chili. The \$1,575,000 project is projected to result in the creation of 2 new FTEs in three years.

**Daniel J. Schwab Inc. (Lease/Leaseback w/JobsPlus)**

**Tenant/Project Address: Distech Systems Inc.**  
**1005 Mt. Read Blvd.**  
**Rochester, New York 14506**

Daniel J. Schwab Inc. will be expanding its existing 11,200 square foot facility by 5,640 square feet. The applicant is located at 1005 Mt. Read Blvd. in the City of Rochester. Distech Systems Inc. (tenant) needed additional manufacturing and design space. Founded in 1991, Distech designs and manufacturers automation equipment for the automotive, machine tool, medical product assembly and packaging, and injection mold markets. The increased manufacturing capacity will enable Distech to meet the current increase in demand for its products. The \$350,000 project is projected to add 4 FTEs to the existing 14 FTEs. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE.

5. Approval of June 19, 2012 Minutes
6. Chairman Mazzullo – discussion items
7. Executive Director Seil – discussion items
8. Legal Counsel Townsend – discussion items:

Miscellaneous:

**QP LLC (2010 Project)** – Increase on Mortgage Tax approval from \$630,000 to \$800,000 (Increase of \$170,000)

**747 South Clinton** – Increase on Mortgage Tax of \$13,931 totaling amount to \$1,591,991

**Thomas Creek Enterprises Inc.** – Approve amendment to May 2011 approval – Project now replacement rather than addition of ice rink. Project amount decreases to \$1.2 million from \$3.4 million, and request only sales and mortgage tax exemptions.

**LiDestri/1150 Lee Road LLC** – Review of deviation for the LiDestri PILOT  
(see attached)

**Greece Town Mall, LP** – Review of deviation for Greece Town Mall, LP  
(to be distributed prior to meeting)

The next meeting of the Agency will be held on **Tuesday, August 21, 2012**

Adjournment