



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JULY 20, 2010
EBENEZER WATTS CONFERENCE CENTER– 12:00 PM**

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

**Semrock, a Unit of IDEX Corp. (EquiPlus)
3625 Buffalo Road, Suite 6
Rochester, New York 14624**

Semrock proposes to build out 5,000 square feet of additional office space at 3625 Buffalo Road to free up room for additional manufacturing space. Semrock manufactures, in volume, quality optical filters for biotech and analytical instrumentation applications. Semrock currently leases 20,000 square feet at 3625 Buffalo Rd. in the Town of Gates. The cost of the renovations is approximately \$200,000. In addition, Semrock will be purchasing \$1.3 million of manufacturing equipment. The company was founded in 2000 and has grown from 4 employees to 94 and expects to create an additional 10 new jobs as a result of this project. Semrock has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Choice One Development-Unity II, LLC (Lease/Leaseback with LeasePlus)
642 Kreag Rd., Suite 210
Pittsford, New York 14534**

Tenant: Unity Hospital of Rochester

Choice One Development - Unity II, LLC (CO) proposes to construct a single story medical building consisting of 21,000 square feet on 3.1 acres in the Town of Chili. The facility will consist of a primary care medical center, to be leased by Unity Family Medicine which will be relocating from its current location on Chili Ave. It will also have a dialysis treatment center and a medical laboratory collection center. The \$5.9 million project is projected to create 11 new FTE within three years. The applicant seeks approval of LeasePlus property tax abatement. The LeasePlus job creation requirement is 4 FTE.

Vampiro Ventures, LLC (Lease/Leaseback with JobsPlus)
452 Lee Road
Rochester, New York 14606

Tenant/Project Address: New York Commercial Flooring, Inc.
1770 Emerson Street
Rochester, New York 14606

Vampiro Ventures, LLC proposes to construct an 8,000 square foot building at 1770 Emerson Street in the City of Rochester. The building will consist of 5,500 square feet of warehouse space and 2,500 square feet of office space and will be leased to New York Commercial Flooring, Inc (NYCF). NYCF is a commercial flooring contractor specializing in the sale and installation of commercial carpet and vinyl floor products. Their customers are general contractors, real estate developers, health care facilities and other commercial end-users. NYCF currently leases office and warehouse space in three facilities, which is both costly and inefficient. The \$642,500 expansion project will allow them to consolidate all of their operations into one location. NYCF currently employs 24 and project to create 3 new FTE within three years. NYCF seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 3 FTE.

314 Hogan Road, LLC (Lease/Leaseback with JobsPlus)
78 Nettlecreek Road
Fairport, New York 14450

Tenant/Project Address: Applied Measurement & Controls, Inc.
314 Hogan Road
Fairport, New York 14450

314 Hogan Road, LLC proposes to renovate and expand a 3,200 square foot building at 314 Hogan Road in the Town of Perinton. The facility will be leased to Applied Measurement & Controls, Inc (AM&C), a manufacturers' representative and distributor to the process control and instrumentation industry. AM&C has outgrown the facility they currently occupy in the Town of Victor. The \$695,200 project consists of renovations to the existing structure and a 3,000 square foot warehouse addition. AM&C currently employs 8 and project to create 4 new FTE within three years. AM&C seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

ETA Chapter 2, LLC (Lease/leaseback with Jobs Plus)
3817 West Henrietta Road
Rochester, New York 14623

Tenant/Project Address: Upstate Auto Credit
3485 West Henrietta Road
Rochester, New York 14623

ETA Chapter 2, LLC (ETA) proposes to renovate and expand an existing 1800 square foot facility on West Henrietta Road in the Town of Henrietta. The facility will be leased to Upstate Auto Credit for its corporate headquarters. Upstate Auto Credit provides automobile purchase financing. The project cost for the 1320 square foot addition is \$594,000. Upstate Auto Credit currently employs 8 Full-time, and expects to create 2 new Full-time positions within three years. ETA seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

Garden Trends Inc., dba Harris Seeds (EquiPlus)
355 Paul Road
Rochester, New York 14624

Since 1879, Harris Seeds has marketed vegetable and flower seeds as well as plants and growing supplies to gardeners and professional growers throughout the USA. Harris Seeds conducts extensive vegetable and flower variety trials in Rochester as well as many other areas of the Northeast. A germination lab inside its Rochester facility ensures that the seeds it sells are of the highest quality. Harris Seed will be investing \$86,000 to update their warehouse with energy efficient lighting, additional racking and shelving. They will be adding office cubicles to support customer care personnel and upgrading their IT server to consolidate and support all computer functions. Harris Seeds currently employs 36 FTEs and expects to create 2 new full-time positions. Harris Seeds has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

WorldGate Communications (EquiPlus)
15 Schoen Place
Pittsford, New York 14534

WorldGate Communications, Inc. (WorldGate) designs, manufactures and distributes personal video phones which offer high-quality, real time, two-way video communications. WorldGate was founded in Trevese, Pennsylvania in 1996 and expects to open an office at 15 Schoen Place in the Town of Pittsford. WorldGate will be investing \$61,494 to equip and furnish the space and expects to create 5 new full-time positions in the next two years. WorldGate has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

DB-705 Calkins, LLC (EquiPlus)
20 Losson Road, Suite 215
Cheektowaga, NY 14227

Project Address: 705 Calkins Road
Rochester, New York 14623

DB – 705 Calkins, LLC will operate DoodleBugs! day care center at a newly constructed 11,352 square foot building in the Town of Henrietta, adjacent to the Wegmans supermarket. The Doodlebugs! day care center will have classrooms, a two-story interior play village, computer lab, parent's lounge, and large outdoor playground. The total cost of equipment and furnishings is \$250,000 and will result in the creation of 45 FTEs. The company seeks approval of EquiPlus. The EquiPlus job creation requirement is 1 FTE.

Monroe Motor Products Corp. (EquiPlus)
40 Joseph Ave.
Rochester, New York 14605

Monroe Motor Products Corp. (MMP) is a distributor of automobile aftermarket parts. The company services New York State and Northern Pennsylvania. MMP will be updating their warehouse inventory control system, investing \$184,000 in servers, software and infrastructure. MMP currently employs 155 and expects to create 3 new full-time positions. MMP has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

Innovative Data Processing Solutions, LTD (EquipPlus)
3495 Winton Place Bldg. C, Suite 2
Rochester, NY 14623

Innovative Data Processing Solutions, LTD (IDPS) is a technology service provider that develops software and provides network and web solutions to businesses in upstate New York. IDPS will be investing \$126,059 to update their phone system, servers and software. IDPS employs 48 and expects to create 3 new full-time positions. IDPS has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquipPlus program.

*IDPS was previously approved for the GreatRate program in 2007, at which time the company employed 32 FTE.

Signs Now of Rochester, Inc. (EquipPlus)
3333 W. Henrietta Rd.
Rochester, NY 14623

Signs Now of Rochester, Inc (Signs Now) is a woman-owned business that provides cut vinyl graphics, large format printing, vehicle wraps and lighted and dimensional signs. Signs Now serves the Western New York area as well as several national accounts. Signs Now intends to lease approximately 7,000 square feet of space at 275 Marketplace Drive in the Town of Henrietta. The cost of the equipment and renovations is approximately \$100,000. The company was founded in 1999 and has 4 employees and will create one additional job as a result of this project. Signs Now has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquipPlus program.

Alleson of Rochester, Inc. (EquipPlus)
2921 Brighton-Henrietta TL Road
Rochester, New York 14623

Alleson of Rochester, Inc., is a manufacturer and distributor of athletic apparel, which has been in Monroe County for over 70 years. Alleson's will be renovating their offices to expand their call center and purchasing New equipment. The total project cost is \$600,000, with \$300,000 for renovations and \$300,000 for equipment. Alleson's operates out of a 128,000 square foot facility in the Town of Henrietta on Brighton Henrietta TL Road. Alleson employs 100. Alleson projects to create 10 new Jobs. Alleson has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquipPlus program.

Note: In 2006, Alleson utilized the IDA for a \$4 million expansion project. At the time, Alleson had 73 employees.

6. Approval of Minutes – Agency Meeting June 15, 2010
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend, Discussion Items

Transfer of Property:

- 1285 Mt. Read Blvd. from Mt. Read Blvd., LLC (seller) to Regional Distributors, Inc., as (purchaser).

Terminations:

- Genesee Valley Real Estate
- Mastercraft/Caldwell Corporation
- Max Properties- 52 and 56 Windsor St.
- 167 Sully's Trail

Misc:

1241 PVR LLC - approval of 2 tenants (Campus Construction Management and NetApp)

Adjournment:

The next meeting of the Agency will be held on **Tuesday, August 17, 2010 @ 12:00 Noon.**