



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF AUGUST 17, 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:

**Eagles Landing 1, LLC (Lease/Leaseback with JobsPlus)
1565 Jefferson Road – Building #4
Rochester, New York 14623**

Tenant: Spectracom Corporation

Eagles Landing 1, LLC proposes to construct a 35,000 square foot facility off Jefferson Road in the Town of Henrietta. 25,000 square feet of the facility will be leased to Spectracom which designs, develops and manufactures time and frequency products that are used in the public safety, aerospace, defense and broadcast markets. Eagles Landing 1 will be investing \$4.3 million in the facility which is located on 4.5 acres at Eagles Landing Business Park. In addition, Spectracom will be investing \$150,000 in new equipment and furniture and fixtures. Spectracom currently employs 51 and is expected to create 6 new jobs within three years. Eagles Landing 1 seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 6 FTE.

**Rochester Medical Transportation, Inc. (Lease/Leaseback with JobsPlus)
2140 East Main Street
Rochester, New York 14609**

**Project Address: 150 Josons Drive
Rochester, New York 14623**

Rochester Medical Transportation, Inc. (RMT) is proposing to construct and equip a 4,740 square foot building on approximately 2.5 acres located at 150 Josons Drive in the Town of Henrietta. RMT provides non emergency medical transportation for ambulatory, wheelchair and stretcher clients. The facility will centralize operations, including maintenance and mechanical services of vehicles. The \$1.1 million project will impact 60 FTE existing employees and is projected to create 7 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 6 FTE.

Whitney Baird Associates, LLC (Lease/Leaseback with Special PILOT)
205 St. Paul Street – Suite 100
Rochester, New York 14604

Project Address: 145 Culver Road
Rochester, New York 14620

Whitney Baird Associates LLC will be acquiring and renovating the Culver Road Armory located at 145 Culver Road on 7.62 acres in the City of Rochester. The total square footage of the main building is 75,000 with two additional garages totaling 20,000 square feet. Whitney Baird will be refurbishing and renovating the main facility with new masonry, windows, insulation and roof replacement. A second floor will be added in the main high bay structure resulting in a total of approximately 100,000 rentable square feet. The building will be approximately 80% premium office space and 20% commercial. The facility will accommodate up to 500 cars. Several tenants have indicated willingness to move to the facility as well as move into Monroe County. The facility has been owned by the State since 1917. The City of Rochester is supportive of the project and provided a letter of endorsement for participation by COMIDA for this \$14 million project. Acquisition cost of the building is \$1.4 million with an additional \$13 million in building improvements and renovations. A special PILOT has been proposed by the City of Rochester for the project. The job creation requirement is 16.

Monroe School Transportation, Inc. (EquiPlus)
970 Emerson Street
Rochester, New York 14606

Monroe School Transportation, Inc. (MST) is a transportation company that provides charter, shuttle and bus rental services to schools and businesses. MST was recently selected to provide transportation for early intervention and preschool special education children in Monroe County. MST is proposing to invest more than \$1 million to upgrade and expand their fleet of school busses. MST employs 126 and expects to create 39 new positions. MST has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

O'Connell Electric Company, Inc. (EquiPlus)
390 Systems Road
Rochester, New York 14623

O'Connell Electric proposes to build out and equip 15,400 square feet of office (1,800 square feet) and warehouse space (13,600 square feet) at 390 Systems Road in the Town of Henrietta. O'Connell has been in business since 1911 and is an electrical and communications regional contractor. The purchase of the 390 Systems Road is an expansion into Monroe County. The \$150,000 project will create 10 new jobs in Monroe County over 3 years. O'Connell employs over 422. O'Connell has been approved for a GreatRebate by Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

Economy Paper Company, Inc. (EquiPlus)
1175 East Main Street
Rochester, New York 14609

Economy Paper Company, Inc. (EC) is a local, family-owned business that has been in Rochester for 70 years. EC is a supplier of fine paper, industrial packaging and sanitary maintenance products with a focus on a sustainable environment. EC's customers are some of the largest companies in the Greater Rochester area as well as many school districts. EC will be investing \$111,000 to purchase new equipment and to update their 80,000 square foot facility. EC currently employs 33 and expects to create 2 new full-time positions. EC has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

6. Approval of Minutes – Agency Meeting July 20, 2010
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend, Discussion Items

Adjournment:

The next meeting of the Agency will be held on **Tuesday, September 21, 2010.**