



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**AGENDA – AGENCY MEETING OF AUGUST 21, 2007  
EBENEZER WATTS CONFERENCE – 12:00 NOON**

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

**Riverview Equity-1, LLC (RE) (Lease/leaseback with Shelter Rents Pilot)  
6105 Transit Road, Suite 140  
East Amherst, New York 14051**

**Project Address: 1218-1300 South Plymouth Ave  
Rochester, New York 14614**

Riverview Equity-1, LLC (RE) proposes to develop a five building, 120 unit, apartment complex on a six acre parcel located in the City of Rochester. The project, adjacent to the Brooks Landing project, will be leased to the University of Rochester for student housing to address the growing demand for off-campus housing. The developer has worked closely with the City of Rochester and other community groups to obtain the properties and required zoning approvals. The \$30 Million privately funded project is projected to create 2 new FTEs. The applicant seeks approval of a Shelter Rents PILOT agreement.

**Casey Properties LLC (Lease/leaseback w/ JobsPlus)  
101 Despatch Drive  
East Rochester, New York 14445**

**Project Address: Leo's Elite Bakery LLC  
101 Despatch Drive  
East Rochester, New York 14445**

Leo's Elite Bakery LLC (Leo's) is a full service commercial bakery that is located at 101 Despatch Drive in the Town of East Rochester. Leo's is known for their home-style pies, cakes and pastries which are distributed to restaurants and grocers throughout New York. Leo's has recently experienced increased demand for their frozen pies and is proposing an expansion to its 11,500 square foot facility to accommodate for the growth. The 7,000 square foot warehouse will include a 1,800 square foot freezer and a 1,100 square foot loading dock. The cost of the project is \$625,000 and will impact 26 existing FTE and result in the creation of 6 FTE within 3 years. The company seeks approval of the JobsPlus tax incentive based on the manufacturing use. The JobsPlus job creation requirement is 3 FTE.

**Dehco, Inc.**  
**PO Box 411828**  
**Kansas City, MO 64141-1828**

**(Lease/leaseback w/ JobsPlus)**

**Project Address: Samuel, Son & Co., Inc.**  
**21 Marway Circle**  
**Rochester, New York 14624**

Dehco, Inc. is a real estate holding company which owns a 50,000 square foot facility in the Town of Gates at 21 Marway Circle which house Samuel, Son & Co., Inc. (SS). SS is a processor and distributor of ferrous and non-ferrous metals and is one of the top ten processors in North America. Due to the continuing growth of SS, the building will be expanded by 15,000 square feet with a new warehouse. The total project cost is \$2.2 million with \$935,000 for equipment to be used by SS. The project will impact 38 existing employees and will create 4 new jobs within 3 years. The company seeks approval of the JobsPlus tax incentive based on the manufacturing use. The JobsPlus job creation requirement is 4 FTE.

**Asia Food Market, Inc. (EquiPlus)**  
**1885 Brighton Henrietta Town Line Road**  
**Rochester, NY 14623**

Asia Food Market, Inc (AFM) is a new wholesale Asian food supplier. AFM intends to purchase two new Mitsubishi refrigerated trucks for a combined cost of \$117,000. The company will be creating five new full time positions. AFM has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Blue Heron Consulting Corp (EquiPlus)**  
**90 Air Park Drive, Suite 200**  
**Rochester, NY 14624**

Blue Heron Consulting (BHC) is a consulting firm providing businesses with services relating to integration, strategic evaluation and selection of technology systems as well as data warehousing and storage. BHC has a nationwide client base primarily centered in utilities, healthcare, government and higher education. BHC is purchasing computer equipment, software and furniture. The combined cost of the equipment is \$120,000. BHC employs 11 FTE and will be creating 1 new full time position. BHC has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Mercury Print Productions, Inc. (EquiPlus)**  
**50 Holleder Parkway**  
**Rochester, NY 14615**

**Project Address: 515 Lee Road**  
**Rochester, New York 14606**

Mercury Print Productions, Inc. (MP) is a full service commercial printer located in the City of Rochester. MP has recently started a print book division located in a 70,000 square foot leased facility at 515 Lee Road. The print book division prints and binds on demand textbooks used in educational institutions. MP will be purchasing \$264,294 in new computer equipment, racking, and printers for the book division. MP has 168 employees with 60

working in the book division. MP will be creating 4 new jobs. MP has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. MP has also utilized the GreatRate program.

4. Approval of Minutes – July 17, 2007
5. Chair Mazzullo – discussion items
6. Acting Executive Director Seil – discussion items
7. Robert Enright – The Bonadio Group – Monitoring Report
8. Legal Counsel Townsend – discussion items

**Miscellaneous:**

-Tech Park PILOT update

**Terminations:**

-SOH Real Estate Investment LLC

-Gerald & Donna Locurcio

-William P. Stein Co., Inc.

9. Public Comments
10. Executive Session

Adjournment

The next scheduled Agency meeting will be held on **Tuesday, September 18, 2007.**