



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF AUGUST 27, 2013
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:

The Outdoor Group LLC (Lease/Leaseback with JobsPlus)
235 Middle Road
Henrietta, New York 14467

Project Address: John Street Extension
West Henrietta, New York 14586

The Outdoor Group LLC (TOG) is the parent company to seven wholly owned manufacturing subsidiaries serving the bow hunting and target archery industries from their New York, Oregon and Kentucky locations. TOG, headquartered in Monroe County, is currently leasing multiple locations in the Town of Henrietta and is in need of additional space to expand its operations. TOG is contemplating the acquisition of 5 acres in the Town of Henrietta and construction of a 70,000 square foot facility which will house production, research and development, sales and administration. The \$5.5 Million project will impact 29 FTEs and is projected to create 50 new FTEs over the next three years. New York State has approved an offer of assistance for this project. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 3 FTEs. TOG has received an incentive offer from the Powell County (Kentucky) IDA for this project.

Shortino Properties (Lease/Leaseback with JobsPlus)
200 Paragon Drive
Rochester, New York 14624

Tenant & Project Address: **Superior Technology Inc.**
200 Paragon Drive
Rochester, New York 14624

Shortino Properties LLC (SP) was approved for COMIDA assistance in 1996 for the construction of a 29,000 square foot manufacturing building in the Town of Ogden which is leased to a related entity, Superior Technology Inc., a metal turning & milling manufacturer. Since that time, Superior has experienced significant growth and Shortino is now proposing a 39,000 square foot expansion to the building. The \$2 Million project will impact 66 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement. The job creation requirement is 7 FTEs.

Button Lofts LLC (Lease/Leaseback with Custom Abatement)
2604 Elmwood Avenue, Suite 352
Rochester, New York 14618

Project Address: **340 Rutgers Street**
Rochester, New York 14607

Button Lofts LLC (BL), a local real estate developer, is proposing the redevelopment of the former Ted Cohen Office Furniture building in the City of Rochester. The \$6 Million project will create 3 Townhomes and 36 lofts and is projected to create 1.5 new FTEs over the next three years. The City of Rochester has asked COMIDA to provide a custom abatement for this project based on the existing CUE program.

Whitney Baird Associates LLC (Lease/Leaseback with Custom Abatement)
205 St. Paul Street, Suite 200
Rochester, New York 14604

Tenant & Project Address: **56 Hinsdale Street & 145 Culver Road**
Rochester, New York 14620

Whitney Baird Associates LLC (WB), a local real estate development company, was approved for assistance in 2010 to renovate the former Culver Road Armory in the City of Rochester. Since that time, WB has invested approximately \$15 Million to create a 100,000 square foot mixed use commercial facility. Tenants include Boylan Code, Erdman Anthony, the MRB group, a restaurant and specialty retailers. WB is now seeking approval of assistance for Phase 2 of the redevelopment which includes the restoration of a 10,000 square foot barn and a 31,000 square foot addition. Upon completion, the building will be a mix of premium office space and specialty retail. The \$9,966,000 project is projected to create 12 new FTEs over the next three years. The City of Rochester has asked COMIDA to amend the existing custom abatement for this project to extend to the Phase 2 construction.

**Midtown Tower LLC
259 Alexander Street
Rochester, New York 14607**

(\$54,485,000 – Lease/Leaseback with Custom Abatement)

**Project Address: 270, 280 ,286, & 290 East Broad Street
Rochester, New York 14604**

Midtown Tower LLC (MT), a real estate development company formed by Laurence Glazer and Robert Morgan, is proposing to redevelop the vacant shell of the 17-story Midtown Tower building into a mixed-use structure which will include 158,000 square feet of office & retail space on the first three floors, and 181 residential units on the upper floors. The \$54,485,000 project will create 29 new FTEs over the next three years. The City of Rochester will be providing \$3.7 Million in loans to the project and has asked COMIDA to provide a custom abatement.

**Costco Wholesale Corporation (\$30,190,000 – Lease/Leaseback with Custom Abatement)
45940 Horseshoe Drive, Suite 150
Sterling, Virginia 20166**

**Project Address: 350 East Henrietta Road
Rochester, New York 14624**

Costco Wholesale Corporation, which began operations in 1983, operates a chain of 622 warehouses in 41 states and Puerto Rico, Canada, Mexico, the United Kingdom, Japan, Korea, Taiwan and Australia. Costco is proposing to build a 150,000 square foot store in the CityGate Development located at the southeast corner of the intersection of East Henrietta Road and Westfall Road in the City of Rochester. The property is currently owned by the County of Monroe. The \$30,190,000 project is projected to create 225 new FTEs over the next three years. The City of Rochester has asked COMIDA to approve a custom property tax abatement program for this project.

**Express Delivery LLC
dba Instant Again
1277 Mt. Read Blvd.
Rochester, New York 14606**

(\$75,000 – Sales Tax Exemptions Only)

Express Delivery LLC dba Instant Again, (ED) a local on-demand courier and trucking company, is adding to its fleet with the purchase of a box truck for \$75,000. Instant Again currently employs 34 FTEs and expects to create 1 new full-time position. Instant Again has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

6. Approval of Minutes – Agency meeting July 16, 2013
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel – Discussion Items

Termination:

- Rochester Courtyard West**/400 Paddy Creek Circle
- Residence Inn West**/500 Paddy Creek Circle

Miscellaneous:

-**550 East Ave. LLC**/Approve mortgage and sales tax exemption on \$500,000 increase in project costs. (Originally approved February 2012 at \$10.6 Million; increased February 2013 to \$17.6 Million)

-**Mt. Ridge Realty Associates, LLC**/Approval of the sale of 999 Ridgeway Ave. to Advent Tool and Mold. L.P.

The next Agency meeting will be held on Tuesday, September 17, 2013.