



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF SEPTEMBER 15, 2009
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

**RCC Henrietta, LLC (Lease/leaseback)
20 Losson Road Suite 215
Cheektowaga, NY 14227**

**Project/Address: Doodlebugs Day Care Center
705 Calkins Road
Rochester, New York**

RCC Henrietta, LLC proposes to construct an 11,352 square foot building on 2.54 acres in the Town of Henrietta, adjacent to the Wegmans supermarket. The building, which will house a Doodlebugs! day care center, will have classrooms, a two-story interior play village, computer lab, parent's lounge, and large outdoor playground. The total investment in the project is \$2.5 million and will result in the creation of 35 FTEs. The company seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The JobsPlus job creation requirement is 1 FTE.

**2109 South Clinton Ave., LLC (Lease/leaseback)
300 White Spruce Blvd.
Rochester, New York 14623**

**Tenant/Project Address: Susan Spoto, DDS
2109 South Clinton Ave.
Rochester, New York 14618**

2109 South Clinton Avenue, LLC is proposing to construct an office building in the Town of Brighton, which will be occupied by Susan Spoto, DDS. Susan Spoto, DDS practice focuses on the research and development of alternative appliances for the treatment of sleep apnea. Spoto utilizes biometrics to develop more sophisticated and customized appliances with increased bio-capability. The 6,600 square foot facility will allow Spoto to expand research and development space and begin fabricating appliances for the medical and dental community. Spoto will also

begin offering an individualized training program in appliance titration (adjustment) for para-professionals. The \$1.5 million project will impact 7 FTE and is projected to create 9 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 1 FTE.

1157, LLC (Lease/leaseback)
780 Ridge Road
Webster, New York 14580

Tenant/Project Address: Premier Fitness of Fairport, LLC
1135 Fairport Road
Fairport, NY 14450

1157, LLC is proposing to construct a 9,440 square foot building at the corner of Fairport Road and Sunset Trail in the Town of Perinton. The building will be occupied by Premier Fitness of Fairport, LLC (Premier), a nationally franchised gym and fitness center with one existing location in Monroe County. The facility will be constructed using energy efficient materials which will qualify the building for LEED Certification from the United States Green Building Council. The \$1.6 million project is projected to create 12 new FTE within three years. The applicant seeks approval of the Green JobsPlus property tax abatement. The Green Jobs Plus job creation requirement is 1 FTE.

280 Kenneth Drive, LLC (Lease/leaseback)
280 Kenneth Drive
Rochester, New York 14623

Tenant/Project Address: EFP Rotenberg, LLP
280 Kenneth Drive
Rochester, NY 14623

280 Kenneth Drive, LLC is proposing to construct and equip a 52,600 square foot building on approximately 6.33 acres located at 280 Kenneth Drive in the Town of Henrietta. Approximately 35,000 square feet of the facility will be leased to EFP Rotenberg, LLP. EFP Rotenberg, LLP was formed as a result of a merger this year between Eldredge, Fox & Porretti, LLP and Rotenberg & Co, LLP. The firm currently operates out of two separate locations in Monroe County. EFP Rotenberg, LLP provides a wide range of accounting, auditing, tax consultation, planning and preparation, and financial planning services. The \$6.4 million project will impact 113 existing employees and is projected to create 12 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 12 FTE.

CGI Communications Inc. (Sales Tax Only)
130 East Main Street
Rochester, New York 14604

CGI Communications delivers high impact marketing and promotional products to municipalities, chambers of commerce and associations nationwide. Products include web based videos, video kiosks, digital community maps and video displays for windows. CGI recently purchased an additional 4 floors at 130 East

Main Street, now owning 9 of the 12 floors. CGI will invest \$500,000 in the renovation of the 4 floors and purchase \$900,000 in computers, servers, telephones, copiers and production equipment over a two year period. CGI currently employs 170 within Monroe County and will be creating 150 new FTE within 3 years. The applicant seeks approval of sales tax exemption only.

7. Approval of Minutes – Agency meeting July 21, 2009
8. Chair Mazzullo – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Final Approval/Over \$100,000

- **High Falls Operating Co.**, Public Hearing held, in the City of Rochester, on August 18, 2009

Miscellaneous

- **DePaul Community Facilities, Inc., Woodcrest Commons Project**
Amendment of Bonds and Indentures
- **DePaul Community Facilities, Inc., Westwood Commons Project**
Amendment of Bonds and Indentures

Adjournment

The next meeting of the Agency will be held on **Tuesday, October 20, 2009**