



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 16, 2012  
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

Applications:

**Wegmans Food Markets Inc. (Lease/Leaseback with JobsPlus)  
1500 Brook Avenue  
Rochester, New York 14603**

**Tenant/Project Address: Affinage Facility  
249 Fisher Road  
Rochester, New York 14624**

Wegmans Food Markets, Inc. is proposing to add a 12,300 square foot facility adjacent to its Culinary Innovation Center located at 249 Fisher Road in the Town of Chili. Wegmans is a privately held corporation which operates 81 stores in six states. The new facility will allow speciality cheeses to mature to their peak state (a process called affinage). Wegmans currently employs 9,154 FTE in Monroe County with 8 FTE impacted by this project. The \$8.1 million project is projected to result in the creation of 7 new FTE in three years. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. Note: Wegmans originally considered locating the facility in Pennsylvania.

**Killian Construction, Inc. (EquiPlus)  
210 Commerce Drive  
Rochester, New York 14623**

Killian Construction, Inc. (Killian) was formed in 2010 as a construction company specializing in heavy civil construction and asphalt milling. They have grown and are planning a move to 1379 Brighton Henrietta Town Line Rd. in the Town of Henrietta to 6,000 square feet. In order to accommodate their growth, Killian intends to invest \$452,500 for milling equipment, software and office equipment. Killian employs 35 FTEs and projects to create 4 FTEs within 2 years. Killian has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Mail Technologies, Inc. (EquiPlus)**  
**10 Vantage Point Drive Suiet 1**  
**Rochester, New York 14624**

Mail Technologies, Inc. (MTI), founded in 1991, is one of the largest processors of automated mail in NYS. MTI proposes to buy a Pitney Bowes Intelligent Inserter System and related equipment to increase productivity and accommodate variable application requirements. MTI currently employs 16 FTEs. This \$222,000 project is projected to create 2 FTEs within the next year. MTI has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Temple Building, LLC (Sales Tax Only)**  
**14 Franklin Street**  
**Rochester, New York 14604**

In 2002, Temple Building, LLC was approved by COMIDA to renovate the 145,000 square foot, 13-story Temple Building located at 14 Franklin Street in the City of Rochester. The \$2.1MM project consisted of the construction of 40 loft style apartments and a 55 car underground parking garage. Phase II, approved by COMIDA in 2010, added an additional of 10 units with total project cost of \$400,000.

In response to a strong housing demand in the City, Temple Building, LLC now proposes to renovate floors 9 – 12 into 28 one and two bedroom lofts. The \$1,315,000 project will impact 8 existing FTEs and is projected to add an additional employee. Temple Building, LLC is requesting sales tax exemption only.

**Classic Automation LLC (EquiPlus)**  
**795 Monroe Ave.**  
**Rochester, New York 14607**

**Project Address: 800 Salt Road**  
**Webster, New York 14580**

Classic Automation LLC (CA), founded in 2003, is an international provider of surplus industrial control parts, products and services for companies looking to reduce maintenance costs, extend the life of control systems and help effectively migrate to new technology. CA is moving from its current 15,000 square foot location to a 41,000 square foot facility located at 800 Salt Rd. in the Town of Webster. CA will be investing \$352,000 to renovate and equip the space. CA currently employs 18 FTEs and expects to create 2 FTEs within the next year. CA has been approved for the GreatRebate 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 Company, Inc. (O'Connell) is a full service electrical contractor serving New York State and surrounding regions of the northeast. Founded in 1911, O'Connell provides comprehensive design-build, construction, service, maintenance, and emergency response services. In 2010 O'Connell expanded into Monroe County with the purchase of the property in the Town of Henrietta, and was approved for a GreatRebate through the Monroe County Industrial Development Corporation for the \$150,000 renovation of the 15,400 square foot facility. O'Connell is requesting approval of the EquiPlus sales tax

exemption for this \$90,550 equipment purchase which includes computers, smartboard printer, copier and office furniture. O'Connell employs 12 FTEs within Monroe County and is projecting the creation of 1 new FTE within two years.

6. Approval of September 18, 2012 Minutes
7. Ann Burr, Chair Finance Committee  
-Presentation/Approval COMIDA 2013 Budget
8. Chairman Mazzullo – Discussion items
9. Executive Director Seil – Discussion items
10. Legal Counsel – Discussion items

**Miscellaneous:**

-Approval over \$100,000/Kingsbury Corporation (Public Hearing held on 10/16/12 Town of Greece)

-Gallina Cambridge – Approve Bio Optonics as tenant

-ConServe – Increase project cost by \$200,000 to \$950,000 and extend to the end of 2012. Original approval March 20,2012.

-Riverview Lofts – Increase Project cost by \$325,000 to \$4,611,250. Original approval March 16, 2008.

The next meeting of the Agency will be held on **Tuesday, November 20, 2012**

Adjournment