



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – October 18, 2016  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Applications:

**Roxbury Dome Partners LLC  
90 Goodway Drive  
Rochester, NY 14623**

**(\$12,005,000 Lease/Leaseback with Abatement)**

**Tenant:**

**The Roc LLC  
2695 East Henrietta Rd.  
Henrietta, New York 14467**

Roxbury Dome Partners LLC (Dome) a real estate developer, is proposing to purchase, renovate and expand the dome arena located on 23 acres in the Town of Henrietta. In addition to serving as a venue for sports, entertainment and trade shows, the facility serves as an emergency shelter and an emergency management location for natural disasters. The existing 100,000 square foot building will be renovated, a 10,000 square foot addition constructed as well as purchasing new equipment and fixtures for the facility. The project will impact 2 FTEs and is projected to create 8 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The Roc LLC, which will operate the venue is seeking sales tax exemption on the purchase of equipment and furnishings in the amount of \$800,000. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1:4:1.

600 East Ave LLC  
600 East Ave.  
Rochester, NY 14607

**(\$7,273,000 Lease/Leaseback with Abatement)**

Tenant:

**Genesee Valley Trust Co.  
1221 Pittsford Victor Rd.  
Pittsford, New York 14534**

600 East Ave LLC (600EA), is proposing the construction of a 25,500 square foot mixed use building at the corner of East Ave. and Goodman St. in the City of Rochester. 600 EA has demolished the existing building and abated asbestos. The project will include 8,500 square feet of Class A office space, 3,000 square feet of common area to include a conference room and kitchen for the use of commercial tenants, as well as 14,000 square feet of luxury apartments (4 one bedroom and 8 two bedroom units). The project is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. Genesee Valley Trust Company will lease 4,500 square feet of office space and is seeking approval of sales tax exemptions on \$135,000 for the purchase of furniture and fixtures. The Benefit/Incentive ratio is 2.6:1.

6. Approval of Minutes – Agency meeting September 20, 2016
7. Chair Burr – Discussion Items
8. Peter Buckley, Chair Finance Committee
  - Approve Minutes/ October 12, 2016
  - Presentation/approval COMIDA 2017 Budget
9. Executive Director Adair - Discussion Items
  - 275 Kenneth Drive, LLC (5 Linx Project) – new tenant Heritage Christian Services will occupy 30,609 square feet of the building (approximately 60%). Project originally approved January 2007.
  - Rochester True North Lodging, LLC (Hampton Inn & Suites, Henrietta, NY) – refinance of maturing mortgage, balance \$9,996,000, request mortgage recording tax exemption in the amount of \$99,960. Project originally approved October 2011.
  - 155 East Main St., LLC (Hilton Garden Inn) – increase in mortgage of \$4,000,000, due to unanticipated cost overruns relating to the historic nature of the building, requesting mortgage recording tax exemption in the amount of \$40,000. Project originally approved July 2012.

The next scheduled meeting of the Agency will be held on **Tuesday, November 15, 2016**