



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 21, 2008
EBENEZER WATTS CONFERENCE – 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:

CAS Real Estate, Inc. (Lease/Leaseback)
1317 S. 13th Avenue
Kelso, WA 98626

Tenant/Project Address: Columbia Analytical Services, Inc.
Rochester Science Park - lots 8 & 9

CAS Real Estate, Inc. proposes to construct a 20,400 square foot facility on 3.75 acres in the Rochester Science Park. The facility will be leased to Columbia Analytical Services, Inc (CAS), a full service analytical laboratory that provides testing for air, soil, water and more. CAS is headquartered in Kelso Washington and operates laboratories in seven locations throughout the United States. CAS considered relocating the Rochester lab out-of-state, before deciding to expand their operations in Monroe County. The \$2.75 million project will impact 55 existing employees and is projected to create 17 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 6 FTE.

Brinkman Precision, Inc. (Lease/Leaseback)
130 Albert Street
Rochester, New York 14606

Project Address: Lot 17 of the University Park of Rochester
Corner of Park Centre Dr. and Bailey Rd.
West Henrietta, NY 14586

Brinkman Precision, Inc. is a high value added precision machining operation serving the aviation propulsion, power generation, underwater and airborne controls industries. Brinkman is proposing to build a 42,500 square foot manufacturing facility on 6.75 acres located at Lot 17 of University Park of Rochester in the Town of Henrietta.

The \$4.35 million project is expected to impact 99 FTE and create 55 within three years. The applicant seeks approval of JobsPlus property tax abatement based on qualifying as a manufacturer. The JobsPlus job creation requirement is 10 FTE.

Renaissance Lofts, LLC (Lease/Leaseback – sales & mortgage tax only)
36 St. Paul Street, Suite 306
Rochester, New York 14604

Project Address: **36-48 St. Paul Street**
Rochester, New York 14604

Renaissance Lofts, LLC proposes to redevelop the mostly vacant 102,000 square foot Cox Building into mixed use commercial and residential space. The first floor will be converted into 6 street level commercial spaces with 74 apartment lofts on the upper floors. The \$7.1 million improvement project includes two new front lobby entrances, a courtyard, and a fitness center. The basement will be converted into underground parking for a minimum of 40 vehicles. Renaissance Lofts, LLC intends to utilize green technology for building systems and appliances. Due to the historic nature of the building there are no plans to make any improvements to the façade. The applicant seeks approval of a sales and mortgage tax exemption only.

Charles B. Corby (Lease/Leaseback)

Tenant/Project/Address **Pittsford Farms Dairy, Inc.**
44 N. Main Street
Pittsford, New York 14534

Pittsford Farms Dairy, Inc. (PFD) is proposing to construct a new milk processing plant at 44 North Main Street in the Village of Pittsford. PFD is a wholesale dairy that distributes milk and dairy products to retailers throughout the area. PFD was founded in 1888 and is the oldest business still operating in Pittsford. The 8,300 square foot facility will include a pasteurization and bottling plant, cold storage, commercial space and offices. The \$1.15 million project will impact 5 existing employees and is projected to create 7 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 1 FTE.

SGP Associates LLC (Sales Tax Exemption Only)
120 East Main Street
Rochester, New York 14604

SGP Associates LLC (SGP) operates a 465 room, full service hotel adjacent to the Rochester Convention Center, under the Clarion brand. The hotel plays a major role in influencing convention meeting planners to bring business to Rochester. The \$1.9 Million project, which will include exterior rehabilitation, interior improvements and equipment, is projected to create 78 new FTEs over the next three years. The applicant seeks approval of a sales tax exemption only.

B&L Wholesale Supply, Inc. (EquiPlus)
70 Hartford Street
Rochester, New York 14605

B&L Wholesale Supply Inc. (B&L) is a wholesale distributor of building materials located in the City of Rochester. B&L will be investing \$512,321 in new delivery trucks and heavy equipment. B&L employs 112 in Monroe County and expects to create 4 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Callfinity, Inc. (EquiPlus)
1173 Pittsford-Victor Rd., Suite 110
Pittsford, New York 14534

Callfinity, Inc. provides services that bridge the gap between the internet and telephone networks. Products include integrated call recording and replay to customized telephone and web applications. Callfinity will be investing \$75,000 in new equipment and \$25,000 in renovations. The company moved to Monroe County in 2005 from Boston, MA. Callfinity employs 18 in Monroe County and expects to create 2 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

7. Approval of Minutes – Agency meeting of September 16, 2008
8. Chair Mazzullo – Discussion Items
9. Executive Director Seil – Discussion Items
10. Governance Committee – Hank Stuart
11. Legal Counsel Townsend – Discussion Items

-Tower Rochester LLC
Assignment to SJ Parking LLC

Adjournment

The next meeting of the Agency will be held on **Tuesday, November 18, 2008.**