



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF NOVEMBER 15, 2011
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

**747 South Clinton LLC (Lease/Leaseback with LeasePlus)
100 Meridian Centre, Suite 305
Rochester, New York 14618**

**Tenant/Location: Highland Hospital Family Medicine/Cornhill Internal Medicine
747-757 South Clinton Avenue
Rochester, New York 14620**

747 South Clinton LLC proposes to acquire a long vacant commercial building located in the City of Rochester and to renovate and equip it to house Highland Hospital Family Medicine /Cornhill Internal Medicine programs. The \$1,550,000 project will include demolition of approximately 11,600 square feet of the existing building in order to provide adequate off-street parking and improve traffic flow. The remaining 12,200 square feet will be renovated to provide administrative, medical offices, clinic and storage spaces. The project is projected to create 10 new FTE jobs over the next three years. The applicant seeks approval of LeasePlus property tax abatement. The LeasePlus job creation requirement is 1 FTE.

**Gallina Cambridge, LLC (Lease/Leaseback with JobsPlus)
1870 South Winton Road
Rochester, New York 14618**

**Tenant/Location: Gal Son Development, Inc.
1890 South Winton Road
Rochester, New York 14618**

Gallina Cambridge, LLC is proposing to construct a 36,000 square foot, single story office building located at 1890 South Winton Road in the Town of Brighton. Gal Son Development, Inc. (Gal Son) will be leasing 4,000 square feet of office space for their new corporate headquarters. Gal Son is a real estate development firm which manages over 1.6 million square feet of office and warehouse space in Monroe County. Gal Son has several projects in progress for 2012 and will be utilizing the additional space to accommodate the increase in their office staff. The \$3,560,000 project is projected to create 2 new FTE within three years. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 2 FTE.

DPI Consultants, LLC (Lease/Leaseback)
10-1 Selden Street
Rochester, New York 14605

Project Address: 109 & 123 University Avenue
Rochester, New York 14605

DPI Consultants LLC (DPI) proposes to demolish two vacant single story concrete block buildings and construct five single family townhomes in the Grove Place District which is the oldest continually occupied residential neighborhood in Downtown Rochester. The project has been reviewed and approved by the City's Preservation Board and a Certificate of Appropriateness has been issued. Applicant is seeking COMIDA approval for sales and mortgage tax exemption only, as the project is eligible for the City's CHOICE real property tax abatement program. The \$1,640,000 project will create 14 construction jobs and 1 FTE over the next three years.

South Pointe Landing, LLC (Lease/Leaseback with LeasePlus)
1870 South Winton Road
Rochester, New York 14618

Tenant: The Unity Hospital of Rochester

South Pointe Landing, LLC is proposing to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility will be leased to The Unity Hospital of Rochester (UHR), which will utilize the space to provide OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. The \$3,108,000 project is projected to create 14 new FTE within three years. The applicant seeks approval of the LeasePlus property tax abatement. The LeasePlus job creation requirement is 2 FTE.

CAMPJ, LLC (\$1,125,000 – Lease/Leaseback (CAMPJ, LLC))
34 Coddington Grove (\$48,000 – Sales Tax Only (WNY FST))
Pittsford, New York 14534

Tenant/Location: Western NY Fluid System Tech Inc.
10 Thruway Park Drive
West Henrietta, New York 14586

CAMPJ LLC, a real estate holding company, is proposing to acquire an existing vacant 21,000 square foot building on Thruway Park Drive in the Town of Henrietta. The building will be renovated to create office, warehouse and assembly areas for a related tenant, Western NY Fluid System Tech. Inc., (WNYFST) a fluid system component distributor serving Western New York and Northeastern Pennsylvania. This location will serve as headquarters for the Rochester, Buffalo and Syracuse operations. The \$1,373,000 project is projected to create 7 new FTEs over the next three years. The applicant is seeking mortgage and sales tax exemptions only.

6. Approval of Minutes – Agency Meeting October 18, 2011
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend – Discussion Items

-**Fresnel Optics**/SEQR Complete/Resolution to approve over \$100,000
(project presented at the October 18, 2011 meeting)

-**Alleson of Rochester**/Increase project amount from \$600,000 to \$900,000/
Extend sales tax package for additional 6 months

-**North Forest Properties #3 LLC**/Approve 485B PILOT for 97/99/101 Canal
Landings.

-**1255 Portland LLC**/Increase project amount from \$3,859,810 to \$4,549,063 (\$689,253)

-**Carestream Health, Inc.**/Extend sales tax package from December 31, 2011 to
To December 31, 2012.

The next scheduled meeting of the Agency will be **Tuesday, December 20, 2011**