



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF DECEMBER 18, 2012
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**1700 English Road LLC (\$3,000,000 – Lease/Leaseback with JobsPlus)
259 Alexander Street (\$ 250,000 – Sales Tax Exemptions Only)
Rochester, New York 14607**

**Tenant & Project Address: LMG Childcare LLC
1700 English Road
Rochester, New York 14612**

1700 English Road LLC (1700) is proposing to build a new 11,400 square foot building on 1.9 acres in the Town of Greece to be leased to LMG Childcare LLC (LMG). LMG will operate a DoodleBugs! Children’s Center providing day care services for up to 176 children. The \$3,000,000 project is projected to create 35 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. LMG Childcare LLC is seeking sales tax exemption on \$250,000 to equip and furnish the building.

**Abid Realty LLC (Lease/Leaseback with JobsPlus)
98 Timrod Drive
Rochester, New York 14617**

**Tenant & Project Address: Wild Bill’s Wholesale Inc.
322 Oak Street
Rochester, New York 14608**

Abid Realty LLC is proposing to build a new 20,000 square foot addition to an existing 4,800 square foot building on 1.4 acres in the City of Rochester to be leased to a related entity, Wild Bill’s Wholesale Inc. (WBW). WBW is a distributor of grocery and sundry items, serving primarily convenience stores, gas stations and small grocery stores. WBW was leasing approx. 9,000 square feet at 250 Lake Avenue in Rochester. The new expanded location will provided needed space for continuing and projected growth in the business. The \$747,000 project is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. The City of Rochester is requesting COMIDA assistance for this project as it will result in new job creation, new property tax revenue and the redevelopment and improvement of a vacant industrial site.

Ambassador Homes Inc. (\$2,375,000 Lease/Leaseback with JobsPlus)
34 Buckman Road
Rochester, New York 14616

Tenant & Project Address: Brook Forest Path
2594 English Road
Rochester, New York 14626

Ambassador Homes Inc. (AHI) is proposing to develop and construct Brook Forest Path, a senior rental housing project in the Town of Greece. AHI will construct 12 rental units in 6 buildings on 5.5 acres. Each building will be a “paired ranch” and include a 1,350 square foot ranch and a 1,500 square foot ranch, each with a two car garage. The \$2,375,000 project is projected to create 1 new job over the next three years. The Town of Greece supports the applicant’s application for the JobsPlus property tax abatement program. The job creation requirement is 1 FTE.

Sibley Redevelopment LP (\$10,850,000 – Lease/Leaseback with Custom PILOT)
6 Faneuil Hall Market
Boston, MA 02109

Tenant & Project Address: Sibley Building
228-280 East Main Street
Rochester, New York 14604

Sibley Redevelopment LP (SR) will be acquiring the former Sibley department store on Main Street in the City of Rochester. SR proposes to redevelop the 1 million square foot, 12 story building into a mixed-use urban center, including retail uses on the first and second floors, multiple residential uses on the upper floors and office and institutional users on the mid-rise floors including Monroe Community College which has executed a five year lease. SR will acquire the facility for \$5 Million and invest over \$5.8 Million in improvements to the facility. SR projects the creation of 5 new FTEs in the first 3 years of the project. The City of Rochester has requested COMIDA assistance in the form of a custom Payment-in-Lieu-of-Taxes agreement.

5. Approval of November 20, 2012 Minutes
6. Chairman Mazzullo – Discussion items
7. Executive Director Seil – Discussion items
8. Legal Counsel – Discussion items

-Miscellaneous:

-Gallina Cambridge – Increase project amount from \$3,560,000 to \$4,100,000 (\$540,000 increase) and approval of mortgage tax exemption

-Direct 2 Market Sales Solution – Increase project amount from \$297,077 To \$352,751 (\$55,674 increase)

-Atlantic Funding Real Estate LLC (AFR) – Amend application approving transfer of AFR to CLA WNY LLC as project applicant

The next meeting of the Agency will be held on **Tuesday, January 15, 2013**

Adjournment