



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF FEBRUARY 16, 2010
EBENEZER WATTS CONFERENCE CENTER– 12:00 PM**

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

Tops Markets, LLC (Sales Tax Only)
6363 Main Street
Williamsville, NY 14224

Project Address: 26 Slayton Ave.
Spencerport, NY 14559

Tops Markets, LLC (Tops) is an Amherst-based grocery store chain that was founded in the 1920's. Tops intends to renovate 37,000 square feet of space in the Village Plaza to open a new full-service grocery store. The Village of Spencerport has been without a grocery store since 2006. The \$3.5 million project will include the addition of a new loading dock and the installation of a fueling station in the parking lot. Tops projects to create 66 new FTE within 3 years and is requesting a sales tax exemption only.

Carestream Health Inc. (Sales Tax Only)
150 Verona Street
Rochester, NY 14608

Carestream Health Inc. (Carestream) provides medical and dental imaging systems and information technology solutions; molecular imaging systems; and non-destructive testing products to a broad base of customers in 150 countries. Carestream, which employs approximately 7300 worldwide, is headquartered in Rochester NY. This \$8 million project will include \$6 Million headquarter facilities renovation and \$2 million global data center electrical utility upgrade. Carestream is seeking sales tax exemption only for this project.

D4 LLC (JobsPlus)
300 Main Street
East Rochester, NY 14445

Project Address: 222 Andrews Street
Rochester, New York 14604

D4 LLC (D4) is a leading national discovery management, computer forensics and litigation support organization. Founded in 1997, D4 operates two data centers locally and has offices nationwide. D4's state-of-the-art technology allows corporations and other organizations to solve time sensitive e-Discovery and document production obligations. D4 is currently located in East Rochester with two smaller locations for servers and equipment. In order to better serve their clients and employees, they are proposing to purchase and renovate an 11,000 square foot building located at 222 Andrews Street in the City of Rochester. The new facility will serve as D4's national headquarters and have a state-of-the-art, Tier 1 Data Center for data hosting, processing and web review services. The \$831,933 project will impact 25 existing employees and is projected to create 18 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 3 FTE.

Navitech Services Corporation (Sales Tax Only)
198 Park Avenue
Rochester, New York 14607

Navitech Services Corporation (NSC) provides project technology management services to two local development corporations established on behalf of Monroe County (Upstate Telecommunications Corporation and Monroe Security & Safety Systems Local Development Corporation) facilitating the installation of modern technology equipment for the County and public safety facilities.

1. Upstate Telecommunications is a LDC which provides technological supports for the County's hard/software systems
2. Monroe Security & Safety Systems is an LDC which provides modern communications and information technology support to public safety services in the County.

This \$23,644,914 project encompasses the purchase of equipment which will be leased to Monroe County. Designation as a tax exempt organization is pending approval; therefore, NSC is seeking sales tax exemption through COMIDA. Without this exemption, the cost of the sales tax would be passed along to the County and tax payers. Approval for up to \$100,000.

**Maximus Hill LLC
305 Madison Avenue
New York, NY 10165**

(Sales & Mortgage Tax Only)

**Project Address: 168 North Water Street
Rochester, New York**

In 2005, Maximus Hill LLC (Maximus) was approved for a \$2.4 Million renovation of the Davie Building located in the St. Paul Quarter of the City of Rochester. Since completion, the Davie project has experienced a 90%+ occupancy rate for its loft apartments. Based on the success of that project, Maximus is now proposing to renovate the former One Beacon Insurance building, adjacent to the Davie project. This \$762,000 project will convert the 27,000 square foot commercial office property into 11 market rate work/live rental lofts, an indoor courtyard and tenant fitness center. The project is projected to create two new FTEs within three years. Maximus is seeking sales & mortgage tax exemption only.

7. Approval of Minutes – Agency meeting January 21, 2010
8. Chair Mazzullo – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Terminations:

- Thales/Optem/Amarel Precision Instruments
- 2883 Associates LLC/Natapow Management/PULSAFEEDER Bond
- Monroe Youth Hockey/Scottsville Ice Arena Inc.
- Linden Properties
- REDCO/Melles Griot/CVI Laser

Adjournment

The next meeting of the Agency will be held on **Tuesday, March 16, 2010 @ 12:00 Noon.**