



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JANUARY 18, 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:

**4036 W. Ridge Road, LLC (Lease/Leaseback with JobsPlus)
1612 Ridge Rd. E.
Rochester, New York 14621**

**Tenant/Address: Route 390 Nissan LLC dba Ideal Nissan
4036 West Ridge Road
Rochester, New York 14626**

4036 W. Ridge Rd. LLC will be constructing a 16,700 square foot automobile facility on West Ridge Road in the Town of Greece. The facility will be the first and only electric vehicle charging stations in the Town of Greece. The facility will be heated solely by waste oil from vehicle oil changes. The \$4,530,000 project is projected to create 13 new FTE within three years. The Town of Greece is supportive of this project and has requested that COMIDA provide a 10 year PILOT agreement. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 4.

Eagles Landing 1, LLC (Lease/Leaseback with JobsPlus)

**Tenant/Address: Columbia Analytical Services, Inc.
Eagles Landing Business Park
1565 Jefferson Road – Building 300
Rochester, New York 14623**

Eagles Landing 1, LLC will complete building 300 at 1565 Jefferson Road to house tenant Columbia Analytical Services, Inc. Columbia will be leasing 23,564 square feet of the 51,503 square foot facility located in the Town of Henrietta. Columbia is a full service analytical laboratory that provides testing for air, soil, water and more. Columbia is headquartered in Kelso, Washington and operates laboratories in seven locations throughout the United States. Columbia considered relocating the

Rochester lab out-of-state, before deciding to expand their operations in Monroe County. The cost to renovate the facility for Columbia will be \$2.8 million project. Columbia employs 52 and will be creating 10 new jobs. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 6 FTE. In addition, Columbia will be seeking sales tax exemption on purchases totaling \$1,088,000.

His Land VI, LLC (Lease/Leaseback)
1260 Lyell Ave.
Rochester, New York 14606

Tenant/Address: Genesis Vision, Inc.
920 Emerson Street
Rochester, New York 14606

His Land VI, LLC (His Land) will be purchasing a 41,000 square foot building on 2.67 acres at 920 Emerson Street in the City of Rochester. The cost of the building and renovation is \$910,000. His Land will renovate 25,000 square feet for Genesis Vision and warehouse space for Rochester Optical. Genesis produces optical frames sold to the military. Genesis currently employs 24 and projects to create 6 new FTE within three years. Genesis will be investing \$100,000 in renovation and equipment as well.

Mt. Ridge Realty Associates, LLC (Lease/Leaseback with JobsPlus)
999 Ridgeway Avenue
Rochester, New York 14615

Tenant: Advent Tool and Mold Co., Inc.

Advent Tool and Mold Co, Inc. (Advent) is a manufacturer of custom injection molds and highly engineered plastic parts and assemblies. Advent has a critical need for additional assembly, warehouse and clean room space and is proposing to construct a 26,243 square foot addition to their 53,000 square foot manufacturing facility at 999 Ridgeway Avenue in the City of Rochester owned by Mt. Ridge Realty Associates, LLC. Advent considered relocating outside Monroe County and received offers for incentives from the State of Colorado and the City of Boulder (where a major customer is located). The \$2,000,000 project is projected to create 28 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 17 FTE.

*Advent previously received COMIDA benefits in 1990 for the construction of 999 Ridgeway Avenue. Employment at that time was 58 FTE. Advent was approved for additional benefits in 1999 to expand their facility. Employment at that time was 125 FTE.

Riverview Rochester, LLC (Lease/Leaseback – Sales Tax Only)
31 East Main Street
Rochester, New York 14614

Project Address: 44 Exchange Blvd.
Rochester, New York 14614

Riverview Rochester, LLC is proposing to convert the former Central Trust Bank building located on the corner of Exchange Blvd. and Broad Street into residential apartments. The 65,000 square foot, five-story building has been vacant since 2000 and will be renovated using a preservation approach to preserve the historic nature of the structure. The \$5.4 million project will result in the creation of 29 residential units consisting of twenty-five two bedroom apartments and four studios. Project qualifies for the City of Rochester Commercial Urban Exemption Program for property tax abatement. The applicant seeks exemption of sales tax only.

6. Approval of Minutes – Agency Meeting December 21, 2010
7. Acting Chairman Hurlbut – Discussion Items
 - Resolution to appoint Rosalind Gerbracht to serve on Audit Committee and the Finance Committee
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend, Discussion Items

Termination:

-1140 Lehigh Station Road (Henrietta)

Miscellaneous Items:

-Asset One/Callfinity – Approval of Mortgage Tax Exemption

The next scheduled meeting of the Agency will be **Tuesday, February 15, 2011.**