



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF FEBRUARY 17, 2009
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:

**Alexander Monroe Associates, LLC (Lease/Leaseback)
1 S. Washington Street, Suite 200
Rochester, New York 14614**

**Tenant/Address: Medical Service Providers
330-350 Monroe Avenue
Rochester, NY 14607**

Alexander Monroe Associates, LLC (AMA) purchased the former Genesee Hospital facility in 2006 to redevelop the site into a medical and healthcare related campus. Phase I of the project included the acquisition of the site, redevelopment of an existing office building, deferred maintenance and demolition of the former hospital. AMA is prepared to proceed with Phase II, which consists of the construction of 100,000 square feet of medical office space within two new buildings. The facilities will be constructed on the southwest corner of the campus (Monroe Avenue & Alexander Street) and will target medical service providers. The City of Rochester is supportive of the \$17 million project and has requested that COMIDA provide a 15 year PILOT agreement.

**Bach Properties, LLC (Lease/Leaseback)
7873 Hidden Oaks
Pittsford, New York 14534**

**Tenant/Address: Bene-Care, Inc.
1260 Creek Street
Webster, New York 14580**

Bach Properties, LLC proposes to purchase and update a two-story, 13,000 square foot office building at 1260 Creek Street in the Town of Penfield. The renovated building will be leased to Bene-Care, Inc, an insurance brokerage firm specializing

in the sale and administration of health, dental and disability insurance to small businesses and self-employed individuals. Improvements are expected to include two new stair towers, re-facing of the exterior, a new roof, windows, doors and a new heating and cooling system. The \$1.3 million project will impact 21 existing employees and is projected to create 5 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the on the local labor and suppliers rule. The Jobs Plus job creation requirement is 3 FTE.

Erie Harbor, LLC (Lease/Leaseback)
205-405 Mount Hope Avenue
Rochester, New York 14620

Project Address: 205-405 Mount Hope Avenue
Rochester, New York 14620

Erie Harbor, LLC is proposing to construct a mixed-income housing development located at 205-405 Mount Hope Avenue in the City of Rochester. The development is on a 7.15 acre site and will consist of approximately 106,000 square feet. The project will include 130 residential units (25 one-bedroom, 86 two-bedroom and 19 three-bedroom) with 80% of the units available to market rate renters and 20% to households earning less than 60% of the area median income. The project cost is \$27.5 million. New zoning will also extend this property into the existing Center City-Riverfront zoning. The applicant seeks approval of a Special PILOT proposed by the City of Rochester.

Fairport Office Park (Lease/Leaseback) (sales tax only)
1478 March Road
Pittsford, New York 14534

Tenant/Address: Videk, Inc.
Fairport Office Centre, Suite 1000C
1387 Fairport Road
Fairport, NY 14450

Fairport Office Park Associates proposes to build out 14,861 square feet of combined lab, production and engineering space in Fairport Office Centre for Videk, Inc (Videk). Videk provides vision and inspection solutions for print verification, intelligent document processing, quality assurance and print quality inspection. Videk was founded as an engineering division of Eastman Kodak in the early 1970's and later spun-off as an independent company. Videk underwent a multi-year search for suitable technology specific facilities before deciding to relocate in Perinton. The \$238,967 project will impact 19 existing employees and is projected to create 2 new FTE within three years. The applicant is seeking approval for a sales tax exemption only.

Webster Eye Care Associates (Lease/Leaseback)
81 East Main Street
Webster, NY 14580

Webster Eye Care Associates is an optometric practice located in the Village of Webster, which also manufactures glasses and optical related products. Webster Eye Care Associates is proposing to expand their existing manufacturing area by adding an 800 square foot addition to a 1,600 square foot finished basement and 1,250 square feet to their existing optometric service area. Webster Eye Care Associates currently utilizes a contract manufacturer from outside Monroe County to manufacture safety glasses. This expansion will allow Webster Eye Care

Associates to consolidate all their manufacturing in Monroe County. The \$546,000 project will impact 5 existing employees and is projected to create 4 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the manufacturing use. The Jobs Plus job creation requirement is 1 FTE.

7. Approval of Minutes – Agency meeting January 20, 2009
8. Acting Chair Stuart – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-Consent to Assignment/Canal Ponds

Adjournment

The next meeting of the Agency will be held on **Tuesday, March 17, 2009**