



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF FEBRUARY 18, 2014
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

PGR LLC (\$450,000 – Sales Tax Exemptions Only)
460 Buffalo Road
Rochester, New York 14623

Project Address: **172 Metro Park**
Rochester, New York 14623

PGR LLC is proposing to renovate, furnish and equip an existing 18,410 square foot building on approximately 3 acres in the Town of Brighton. The property will be leased to a related entity, JCS Controls Inc. Founded in 1988, JCS specializes in process and control system design and implementation, primarily within the Food and Beverage industries. The \$450,000 project will impact 21 FTEs and is projected to create 4 new FTEs over the next three years. The applicants are seeking approval of sales tax exemptions only.

1275 John Street (\$8,870,000 - Lease/Leaseback with JobsPlus)
PO Box 230 (\$ 660,000 - Sales Tax Exemptions Only)
Henrietta, New York 14467

Tenant & Project Address: **Retrotech Inc.**
1275 John Street
West Henrietta, New York 14586

1275 John Street LLC, a LeFrois real estate development company, is proposing to construct an 88,500 square foot building on 8.9 acres in the Town of Henrietta. Approximately 41,000 square feet will be occupied by Retrotech Inc. which specializes in the design, installation, modernization, and support of automated pallet, case and piece pick material handling systems. In 2013, Retrotech established new business strategies and expanded its capabilities and has experienced significant growth, outgrowing its current location in size, functionality and image. Retrotech also considered relocating to Chicago. The \$8,870,000 project will impact 87 FTEs and is projected to create 21 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 9 FTEs. Tenant is seeking sales tax exemption on \$660,000 to furnish and equip the new location. Empire State Development is offering \$500,000 in incentives to this project.

**Rochester Local Capital LLC
125 Douglas Road
Rochester, New York 14610**

**(\$2,979,000 - Lease/Leaseback with JobsPlus)
(\$ 630,000 – Sales Tax Exemptions Only)**

Tenant & Project Address:

**Hart's East End LLC
10 Winthrop Street
Rochester, New York 14607**

Rochester Local Capital LLC, a local real estate company, is proposing the acquisition, renovation and equipping of an existing commercial building in the City of Rochester. The 42,440 square foot building, which was constructed in 1930 and until recently housed Craig Autometrics, will operate as a full service grocery store, Hart's Local Grocers. The \$3,609,000 project is projected to create 64 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 1 FTEs. Tenant is seeking sales tax exemption on furnishings, fixtures and equipment.

**consilium1, LLC
350 Linden Oaks
Rochester, New York 14625**

(\$60,000 - Sales Tax Exemptions Only)

Project Address:

**155 Culver Road
Rochester, New York 14620**

consilium1, LLC, founded in 1996, is a specialized information technology consulting services company. To accommodate its growing cloud computing and related IT services business, consilium1 plans to move its corporate headquarters to the Culver Road Armory in the City of Rochester. This new 10,000 square foot location will house company senior management, shared services operations, regional cloud services sales and engineering personnel. consilium1 is proposing the purchase of \$60,000 of office equipment and security systems for the new location. consilium1 currently employs 34 FTEs and expects to create 10 new full-time positions. consilium1 has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

5. Approval of Minutes – Agency meeting January 21, 2014
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items
8. Legal Counsel Townsend – Discussion Items

Terminations:

- Alfa Sprouts Inc.
- CampJ LLC/Western NY Fluid System
- Whitney Road Holdings
- Bates-Rich Daycare
- Rolling Frito-Lay Sales

Miscellaneous:

- CTLA LLC/200 Canal View, LLC – approve additional tenants
- Southpoint Cove, LLC – transfer a portion of the land at 1420 Empire Blvd.

The next Agency meeting will be held on Tuesday, March 18, 2014.