



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**AGENDA – AGENCY MEETING OF FEBRUARY 19, 2008  
EBENEZER WATTS CONFERENCE – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Monitoring Report
4. Applications:

**Scannell Properties #46, LLC (Lease/leaseback with JobsPlus)  
(for FedEx Ground Package System, Inc.)  
800 E. 96<sup>th</sup> Street, Suite 175  
Indianapolis, IN 46240**

**Project Address: Thruway Park Drive  
West Henrietta, NY 14586**

Scannell Properties #46, LLC will be constructing a 53,000 square foot addition to the existing 100,000 square foot small package distribution center for FedEx Ground Package System, Inc., located in the Erie Station Business Park in the Town of Henrietta. The original distribution center was approved for COMIDA incentives in 2005. The total project cost of \$7.2 million includes \$4.7 Million for building construction and \$1.4 Million for state-of-the-art material handling equipment, and will impact 53 existing FTE, and is projected to create 27 new FTE within 3 years. The applicant seeks approval of the JobsPlus Tax Incentive based on the local labor and supplier rule. The JobsPlus job creation requirement is 5 FTE.

**Erie Station West Henrietta LLC (Lease/Leaseback with JobsPlus)  
75 Thruway Park Drive  
West Henrietta, NY 14586**

**Project Address: 5370 W. Henrietta Road  
West Henrietta, NY 14586**

**Tenant: Pride and Joy Quality Child Care Inc.**

Erie State West Henrietta LLC proposes to construct a 7,200 square foot building on a 1.39 acre parcel in the Town of Henrietta which will house a daycare center, Pride and Joy Quality Child Care Inc. The center will accommodate 106 children between six weeks and 12 years. The total investment in the project is \$1,031,000 and will result in the creation of 8 new FTE. The company seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 2 FTE.

**250 Science Parkway, LLC (Lease/leaseback with JobsPlus)**  
**3490 Winton Road**  
**Rochester, New York 14623**

Tenant/Project **Logical Solutions.net, Inc.**  
Location: **250 Science Parkway**  
**Rochester, New York 14620**

250 Science Parkway, LLC proposes to build a 16,400 square foot office building at the Science Park in the City of Rochester to house Logical Solutions.net, Inc. (Logical Solutions). Logical Solutions was founded in 1995 as a full service web development company focusing on website and application development. The company has outgrown their existing leased facility and requires additional office and data center space to accommodate their rapid growth plan. The \$2,130,750 project will impact 31 existing employees and is projected to create 35 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the technology based producer service use. The Jobs Plus job creation requirement is 4 FTE.

**William Rose (Lease/Leaseback with JobsPlus)**  
**295 Gallup Road**  
**Spencerport, NY 14459**

Tenant/Project **Datrose, Inc.**  
Location: **660 Basket Road**  
**Webster, NY 14580**

Datrose, Inc. proposes renovations to an existing 16,888 square foot facility by renovating 5,000 square foot of existing warehouse space and adding a 4,800 square foot addition to 660 Basket Road in Webster, NY. Datrose, Inc. was started in Webster, NY in 1976 as a data entry service provider and has evolved into a full services bureau offering wide-ranging out-sourcing solutions including recruitment process outsourcing and finance/administrative outsourcing. This expansion will facilitate a broadening of the services scope in the finance/administrative segment of business. The \$921,000 project will impact 238 existing employees and is projected to create 30 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the technology based producer service use. The JobsPlus job creation requirement is 24 FTE. (Datrose, Inc. also has offices in Endicott, NY.)

**RCC Penfield, LLC (Lease/Leaseback with JobsPlus)**  
**20 Losson Road – Suite 215**  
**Cheektowaga, NY 14227**

Project Address: **1250-2170 Fairport Nine Mile Point Road**  
**Penfield, NY 14526**

CC Penfield, LLC proposes to construct an 11,352 square foot building on 2.4 acres in the Town of Penfield which will house a Doodlebugs! day care center. The building will have classrooms, a two-story interior play village, computer lab, parent's lounge, and large outdoor playground. The total investment in the project is \$2.450 million and will result in the creation of 45 FTE. The company seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 1 FTE.

**Adecco USA, Inc. (Sales Tax Only)**  
**175 Broadhollow Road**  
**Melville, New York 11747**

Project Address: **Rochester Tech Park**  
**Rochester, New York 14624**

Adecco USA, Inc. (Adecco) is a provider of human resource services, temporary staffing, outsourcing, permanent recruitment, outplacement, career management, training and consulting with 6,700 offices worldwide. The company has selected Monroe County for its Eastern Shared Services Center which will serve as an inbound call and data processing center. Adecco will lease and renovate 13,000 square feet at the Rochester Tech Park in the Town of Gates at a cost of \$250,000. An additional \$310,000 will be spent on equipment and furnishings. The project will impact 16 existing employees and is projected to create 89 new FTE within three years. The applicant seeks approval of sales tax exemption only.

**Sutherland Towing LLC (EquiPlus)**  
**3830 Monroe Ave. – Suite 108**  
**Pittsford, New York 14534**

Sutherland Towing LLC (ST) is a new commercial towing service operating throughout Monroe County. ST is purchasing 4 tow trucks. The cost of the equipment is \$150,000. ST will hire 4 FTEs within a year. The company has been approved for a GreatRate on the purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**PharmaSmart International, Inc. (EquiPlus)**  
**3495 Winton Place, Building A, Suite 1**  
**Rochester, New York 14623**

PharmaSmart International, Inc. (PharmaSmart) designs, assembles and distributes blood pressure screening systems used primarily in pharmacy settings. PharmaSmart will be purchasing \$40,632 in new office and warehouse equipment to accommodate an expansion into an additional 5,600 square feet of manufacturing and office space. PharmaSmart employs 9 FTE in Monroe County and expects to create 6 new full time positions. The company has previously been approved for a GreatRebate through the Monroe County Industrial Development Corporation on the purchase of a \$50,068 ERP system and is seeking approval of the EquiPlus.

5. Rochelle L. Ruffer, PhD – Center for Governmental Research  
-Summary of January 2008 Report on “*Prevailing Wage in New York State*”
6. Approval of Minutes – January 15, 2008
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items  
-Uniform Tax Exemption Policy

9. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-Penfield Hotel, LP – 1000 Linden Park – Approval of third mortgage in the amount of \$600,000.

-855 Publisher's Parkway, Webster, NY - Brothers 2 LP, Assumption of PILOT

10. Public Comments

Adjournment