



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MAY 21, 2013
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

Gallina Cambridge LLC (\$4,000,000 – Lease/Leaseback with JobsPlus)
1890 Winton Road South
Rochester, New York 14618

Tenant & Project Address: Moore & Associates Inc.
1892 Winton Road South
Rochester, New York 14618

Gallina Cambridge LLC (Gallina), a local commercial real estate developer, is proposing to complete the build out of an existing 34,000 square foot commercial building on nine acres in the Town of Brighton. The initial tenant, Moore & Associates Inc., a local real estate brokerage firm, will occupy approximately 3,746 square feet to accommodate growth of its administrative, IT and marketing staff. Moore currently employs 4 FTEs and is projected to create 1 new FTE over the next three years. Gallina is seeking approval of the JobsPlus property tax abatement program.

Erie Station 250 LLC (\$4,021,500 – Lease/Leaseback with JobsPlus)
75 Thruway Park Drive (\$ 495,000 – Sales Tax Exemptions Only)
West Henrietta, N.Y. 14586

Tenant & Project Address: eHealth Technologies
250 Thruway Park Drive
West Henrietta, N.Y. 14586

Erie Station 250 LLC, a local commercial real estate developer, is proposing to construct a 36,000 square foot building on 9.75 acres in the Town of Henrietta. The facility will be leased to eHealth Technologies, a medical record retrieval and electronic delivery service. The \$4,021,500 project will impact 95 FTEs and is projected to create 60 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 10 FTEs. eHealth is seeking sales tax exemption on \$495,000 of equipment, furniture and fixtures for the new location.

**Elmgrove Ventures LLC
1890 South Winton Road
Rochester, New York 14618**

(\$2,500,000 – Lease/Leaseback with JobsPlus)

Tenant & Project Address:

**Total Sports Experience & Power Train Sports
435 West Commercial Street
East Rochester, New York 14445**

Elmgrove Ventures LLC is proposing to purchase and renovate an existing 49,700 square foot building in East Rochester, NY. The property will be leased to a related entity, Total Sports Experience and will include a boarded turf field, multiple turf training areas and community rooms. Programming at TSE will focus on youth instructional programs, soccer and lacrosse leagues and training time for all turf sports, birthday parties and special events. This new facility will also attract regional participation in tournaments and events. In addition, the building will house Power Train Sports, a personal training provider, which will occupy 7,284 square feet. The \$2.5 Million project is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 1 FTE.

**Structural Remediation Services, Inc. (EquiPlus)
1115 East Main Street
Rochester, New York 14609**

Structural Remediation Services Inc. (SRS), was founded in 2009 and offers a wide range of specialized construction services for Owners and General Contractors. SRS, a New York State Certified Disadvantaged Business Enterprise and a New York State Certified Women-Owned Business Enterprise, is qualified to perform both Heavy Highway and Building Trades Construction, both in the Municipal and Private Sector. SRS is proposing to purchase approximately \$160,000 of construction equipment. SRS currently employs 10 FTEs and expects to create 1 new full-time position. Company has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**iCardiac Technologies Inc. (EquiPlus)
150 Allens Creek Road
Rochester, New York 14618**

iCardiac Technologies, Inc. (iCardiac) provides drug development companies worldwide with core-lab services for cardiac safety studies. iCardiac is proposing to invest \$300,000 to upgrade their IT equipment. iCardiac currently employs 40 FTEs and expects to create 4 new full-time positions. iCardiac has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Prince ROC LLC
19 Prince Street
Rochester, New York 14607**

(\$600,000 Lease/Leaseback with Jobs Plus)

Tenant/Project Address:

**Cognitive Marketing
19 Prince Street
Rochester, New York 14607**

In 2009, Prince ROC LLC was approved for assistance to renovate and restore a 17,000 square foot building on 1.2 acres in the City of Rochester. The building is leased to a related entity, Brown and Tarantino, LLC. Prince Roc is now proposing to renovate the vacant carriage house which will be leased to Cognitive Marketing, a communications firm serving colleges, universities, and independent schools. The \$600,000 project will impact 5 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 1 FTE.

**D4 LLC
222 & 214 Andrews Street
Rochester, New York 14604**

(\$155,500 – Sales Tax Exemptions Only)

D4 LLC (D4) a leading national discovery management, computer forensics and litigation support organization, was approved for COMIDA assistance in 2010 to purchase and renovate an 11,000 square foot building located at 222 Andrews Street in the City of Rochester, to be used as D4's national headquarters. At the time D4 had 25 employees. D4 is now proposing to invest \$30,500 in renovations to 222 Andrews Street. D4 will be leasing additional 5,000 square feet at 214 Andrews Street and investing \$125,000 in renovations to accommodate additional growth. D4 has grown to 61 FTEs and expects to create 2 new full-time positions. Company 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 April 16, 2013
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items
 - Motion to appoint Rosalind Gerbracht as Secretary to the COMIDA Board of Directors
8. Legal Counsel – Discussion Items

Terminations:

- 300 Cranberry Landing
- 87 North Clinton LLC
- Westfall Park Associates
- Paul Road Business Center
- Gallina Development – 250 Mile Crossing
- Park Crescent Townhomes & Apartments
- Nu-Look Collision
- Tile Wholesalers
- Nalge Nunc

Miscellaneous:

-Temple Bldg. LLC/Approval of PILOT (Public Hearing held 5/21/13) – Project previously approved for Sales Tax Only on 10/16/12.

-846 LPR LLC (Bryant & Stratton Facility) – Approve \$850,000 increase in additional project costs from \$7,504,760 to \$8,345,760. Project approved at 2/10/12 COMIDA meeting.

-Rochester City School District Modernization Project – Final Approval of Bond Resolution for Phase IB.

-10 South Pointe Landing – Approve new tenant (U of R Primary Care Office)

The next meeting of the Agency will be held on Tuesday, June 18, 2013.

Adjournment