



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – JUNE 16, 2015
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Applications:

Columbia/Wegman Greece LLC (\$23,532,120 – Lease/Leaseback with JobsPlus)
550 Latona Road, Bldg. A
Rochester, New York 14626

Project Address: 45 Mill Road
Rochester, New York 14626

Columbia/Wegman Greece LLC, a joint venture of Columbia Pacific Senior fund, a Seattle investment firm, and Wegman Development Corp., a local real estate development company, is proposing the construction of an assisted living facility in the Town of Greece. The two-story, 93,000 square foot building will be located on 9.5 acres and include 111 total beds. The building will be licensed by New York State as an Enriched Living Facility and will be managed by Unity Aging Services, a management arm of Rochester Regional Health System. The \$23,532,120 project is projected to create 67 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus 10 property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1.4:1.

Whitney Town Center LLC (\$21,000,000 – Lease/Leaseback with JobsPlus)
2580 Baird Road
Penfield, New York 14526

Project Address: 666 West Whitney Road
Fairport, New York 14450

Whitney Town Center (WTC), a local real estate development company, is proposing a mixed use senior housing/commercial project on 18 acres in the Town of Perinton. Phase I of the project will convert a 28,500 square foot commercial building into medical office building and retail space.

Phase II involves the construction of 151 market rate senior apartments in three buildings totaling 205,600 square feet. The \$21,000,000 project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1:1.

Terminal Building ROC LLC (\$9,124,300 – Sales & Mortgage Tax Exemptions Only)
2604 Elmwood Avenue, Suite 352
Rochester, New York 14618

Project Address: 65 West Broad Street
Rochester, New York 14614

Terminal Building ROC LLC (TBR), a local real estate development company, is proposing to redevelop the vacant Terminal building in the City of Rochester. The 70,208 square foot, 8 story building has been vacant for the last 10 years and is owned by Monroe County. The \$9,124,300 project will create 61 residential 1 and 2 bedroom units, with a small component of office space. The project is projected to create 2 new FTEs over the next three years. The City of Rochester is supportive of the project as the renovation of a currently underutilized building will add vitality to the City Center while preserving the historic character of the building. The City of Rochester will be providing the CUE real property tax exemption. TBR is seeking COMIDA approval for sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 2.41:1.

183 East Main Street (\$16,451,300 – Sales & Mortgage Tax Exemptions Only)
2604 Elmwood Avenue, Suite 352
Rochester, New York 14618

Project Address: Alliance Building
181 – 187 East Main Street
Rochester, New York 14604

183 East Main Street LLC (183EMS), a local real estate partnership of DHD Ventures and Morgan Management, is proposing to redevelop the largely vacant Alliance Building in the City of Rochester. The 167,000 square foot, 15 story building opened in 1926 as the Lincoln Alliance Bank, and is listed on the National Register of Historic Places. The \$16,451,300 project will convert the floors 4-15 into 130 residential 1 and 2 bedroom units, with commercial uses to remain on floors 1-3. The project is projected to create 6 new FTEs over the next three years. The City of Rochester is supportive of the project as the renovation of a currently underutilized building will add vitality to the City Center while preserving the historic character of the building. The City of Rochester will be providing the CUE real property tax exemption. 183EMS is seeking COMIDA approval for sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 2.7:1.

Lauramar Corp. dba AP Plumbing (\$105,876 – Sales Tax Exemptions Only)
1195 Ridgeway Avenue
Rochester, New York 14615

AP Plumbing Contractors, Inc. (APP) provides plumbing and related services to commercial and industrial customers within Monroe County. APP is purchasing a new excavator and service truck which will update and expand their residential and commercial excavation department. The combined cost of the equipment is \$105,876. AP Plumbing employs 34 in Monroe County and expects to create 1 new full time position. APP has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 4.9:1.

HCR Care Management (\$150,000 – Sales Tax Exemption Only)
85 Metro Park
Rochester, New York 14623

HCR Care Management LLC (HCRM), a subsidiary of L. Woerner Inc. and located in the Town of Brighton. HCRM provides care managers to oversee individual's access to health services avoiding unnecessary emergency room trips. HCRM, which currently employs 18 FTEs, is proposing the acquisition of office equipment and technology upgrades to accommodate an additional 18 FTEs within the next 12 months. Total project cost is \$150,000. HCRM has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 5.1:1.

6. Approval of Minutes – Agency meeting May19, 2015

7. Acting Chair Popli – Discussion Items

-Elect Paul Johnson as Public Hearing Officer and Contracting Officer

-Approve as recommended by the Governance Committee 5/19/15 acceptance of Harris Beach for Legal Services and The Bonadio Group for Accounting Services.

8. Executive Director Seil – Discussion Items

9. Legal Counsel Townsend Discussion Items

Miscellaneous:

-Platinum Vinyl Company LLC

Approve \$60,000 increase in project costs to \$135,000. Original approval February 2015.

-Flower City Printing – Approve refinancing on non-recourse basis. No incremental benefits.

-3750 Monroe Avenue Associates – Approve refinancing on non-recourse basis. No incremental benefits.

The next meeting of the Agency will be held on Tuesday, July 21, 2015