



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JUNE 21, 2011
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

**APM Holding LLC (Lease/Leaseback with JobsPlus)
500 Avis Street
Rochester, NY 14615**

Tenant: Addison Precision Mfg. Corp.

Addison Precision Mfg. Corp. proposes to construct a 12,960 square foot addition to its existing 24,365 square foot manufacturing facility located on .82 acres in the City of Rochester. The expansion is intended to meet increasing product demand from customers for precision machined components. The \$743,900 addition will predominantly be used for expanding the manufacturing capacity of the business. The project will impact 60 existing employees and is projected to create 25 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 6 FTE.

**822 HR, LLC (Lease/Leaseback with JobsPlus)
P.O. Box 18554
Rochester, NY 14618**

**Project Address: 822 Holt Road
Webster, NY 14580**

822 HR, LLC is proposing to acquire and develop 114 market rate senior apartments on a 7.5 acre site located at 822 Holt Road in the Town of Webster. Webster has a growing need for moderately priced independent senior housing. The project will include the construction of a 67,000 square foot, 3 story building targeted to independent seniors (70 to 80), and the construction of two 27,000 square foot, 3 story buildings for more active adults (55 to 70). A 2,600 square foot historic home on the property will be preserved and converted into professional office space. The \$10.7 million project is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

Rochester Precision Optics, LLC (Lease/Leaseback with JobsPlus)
850 John Street
Rochester, NY 14586

Rochester Precision Optics (RPO), a leading optics manufacturer providing components and full optical systems to both defense and commercial markets, was formed in 2005 when it acquired the manufacturing technology, intellectual properties and assets from Kodak Optical Imaging Systems, which was closed due to downsizing. At the time, COMIDA approved assistance for the \$10.9 million project that included acquisition of an existing vacant 64,500 square foot manufacturing facility, improvements and equipment. Total new employment was projected at 75 FTEs. Since 2005, RPO has continued to grow and now employs 146 FTEs.

RPO needs to expand their facility by approximately 43,000 square feet and renovate approximately 5,000 square feet to accommodate rapid growth in assembly, manufacturing, engineering and sales functions. The \$6.5 million project is projected to create 130 new FTEs, and will retain 144 FTEs in Monroe County. RPO considered offers from Massachusetts, Ohio or expanding their operation in New Hampshire. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 14 FTEs.

NOTE: RPO will also be purchasing \$4 million in manufacturing equipment. Empire State Development has approved a grant for \$750,000.

Howitt-Paul Road LLC (Lease/Leaseback with JobsPlus)
dba Greenwood Townhomes at Chili Paul Square
758 South Avenue
Rochester, NY 14610

Project Address: 741 Paul Road
Rochester, NY 14624

The applicant proposes to construct a senior townhome community in the Town of Chili. The project will include 70 two & three bedroom rental units and a Community Center, on 12 acres at the intersection of Paul Road at Chili Avenue. The \$8 million project is expected to create 5 new employees. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

NOTE: Project has a letter of support from the Town of Chili.

6. Approval of Minutes – Agency Annual Meeting May 17, 2011
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items

9. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-eHealth Global Technologies - Increase EquiPlus amount by \$57,929
(\$253,429 to \$311,358)

-The Generosity Store – Extend sales tax exemption on up to \$10,000 in construction related and equipment purchases for property on Park Avenue in anticipation of 501c3 designation

-St. Ann’s Home for the Aged Project (Series 2000 Bonds) – Consent to lease rooftop space for the placement of antennae to be used by Bell Atlantic Mobile of Rochester, LP

The next Agency Meeting will be held on Tuesday, July 19, 2011.