



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JULY 19, 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:

**Indus Lake Road, Inc. (Lease Leaseback with JobsPlus)  
1170 Pittsford-Victor Road  
Pittsford, New York 14534**

**Project Address: 4286 Lake Road  
Brockport, New York**

Indus Lake Road, Inc. will be constructing a 45,000 square foot 3-story 76 unit Hampton Inn in Sweden, NY on a 2.3 acre site. The hotel will include meeting rooms, fitness center, indoor pool and spa, and business center. The Town of Sweden is supportive of this project as it will be conveniently located and surrounded by many businesses that will benefit from the hotel patronage. The \$6.5 million project is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Monro Muffler Brake, Inc. (Lease/Leaseback)  
200 Holleder Parkway  
Rochester, New York 14615**

**Project Address: 200 Holleder Parkway  
Rochester, New York 14615**

Monro Muffler Brake, Inc. (Monro), founded in 1957, is a chain of more than 800 stores providing automotive repair and tire services in New York, Pennsylvania, Ohio, Connecticut, Massachusetts, West Virginia, Virginia, Maryland, Vermont, New Hampshire, New Jersey, North Carolina, South Carolina, Indiana, Rhode Island, Delaware, Maine, Illinois and Missouri. A publicly traded corporation (NASDAQ – MNRO), Monro's principal executive offices and primary warehouse are located at 200 Holleder Parkway in the City of Rochester. In 1994, Monro utilized COMIDA assistance to construct the 95,000 square foot headquarters and primary warehouse within the City of Rochester's Empire Zone. Since that time, Monro has continued to grow and employment has nearly doubled, growing from

100 in 1994 to 191 FTE in 2011. Additional warehouses are located in Maryland, Virginia, Illinois and New Hampshire.

This growth has created a need for an additional 70,000 square feet of space. Monro has entertained offers to expand their locations outside of NYS, including Maryland and New Hampshire. The City of Rochester has requested COMIDA assistance with a custom PILOT for this \$4.5 million project. The project will retain 191 FTEs and is expected to create 15 new FTEs within three years.

**Bridge Square, LLC  
Van Auken Street  
Rochester, New York 14608**

**Bridge Square \$5,650,000 (Lease/Leaseback-Sales & Mortgage Tax only)  
Passero Associates, P.C. - \$300,000  
(Lease/Leaseback-Sales Tax only)**

**Tenant/Address:**

**Passero Associates, P.C.  
242 W. Main Street  
Rochester, New York 14614**

Bridge Square LLC will be acquiring the former Josh Lofton High School, currently owned by the City of Rochester. The 4 story 49,762 square foot facility located at 242 W. Main Street will be converted to loft apartments and new office space for Passero Associates LLC. Passero will relocate its offices to 20,000 square feet on the first two floors. Floors 3 and 4 will be converted to 24 market rate loft style apartments (22 1-bedroom and 2 2-bedroom). The basement will be converted to 24 indoor parking spaces, storage areas and a fitness center. The total project cost is \$5.1 million. The project is eligible for the City's CUE program. Applicant is seeking COMIDA approval for sales and mortgage tax exemption.

The tenant, Passero is seeking sales tax exemption on its investment of \$300,000. Passero employs 62 FTE and will be creating 6 new FTE over 3 years.

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

**(EquiPlus)**

iCardiac Technologies, Inc. (iCardiac) provides drug development companies worldwide with core-lab services for cardiac safety studies. iCardiac was formed through a licensing agreement with the University of Rochester Medical Center to commercialize technology which determines the cardiac toxicity of drugs. iCardiac will be investing \$80,000 to upgrade their IT infrastructure. iCardiac currently employs 23 FTE and expects to create 1 FTE within the next two years. iCardiac has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Superior Plus Energy Services, Inc. (EquiPlus)  
760 Brooks Ave.  
Rochester, New York 14619**

**Project Address:**

**1870 South Winton Rd.  
Rochester, New York 14618**

Superior Plus Energy Services, Inc. (SP) was formed in January 2011 as a result of Superior Plus US Holdings acquiring locally owned Griffith Energy, Inc. and several

other energy businesses which have been merged. SP is a full-service energy company that provides quality heating oil, diesel fuel, propane, gasoline and natural gas. As a result of this merger, a decision was made to locate the corporate office for SP in Rochester, which was chosen over Philadelphia, PA and Mississauga, ON. This decision has necessitated the need to relocate the office from its current 12,000 square foot location at 760 Brooks Ave. to 1870 South Winton Rd. where they will be leasing 18,557 square feet of office space. SP will be investing \$800,000 to acquire computer hardware and software, new office furniture and fixtures for 100 workstations and conference rooms, a telephone system and audio visual equipment. SP currently has 130 FTE and expects to hire another 15 FTE within the next 18 months. SP has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

6. Approval of Minutes – Agency Annual Meeting June 21, 2011
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend – Discussion Items

**Miscellaneous: YellowPageCity** – Increase project from \$100,000 to \$500,000/  
sales tax exemption only

**The next Agency Meeting will be held on Tuesday, August 16, 2011.**