



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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

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

**North Forest Properties #3, LLC (Lease/Leaseback)
8201 Main Street, Suite 12
Williamsville, New York 14221**

**Tenant/Project Address: Unity Hospital of Rochester
95 Canal Landings
Rochester, New York 14626**

North Forest Properties #3, LLC is proposing to build an 18,228 square foot office building located at 95 Canal Landings in the Town of Greece on approximately 1.5 acres. The facility will house the finance, purchasing and other back-room operations of Unity Health System, a not-for-profit agency which owns and operates Unity Hospital in Greece as well as three nursing homes and several outpatient clinics. The \$2,100,000 project is expected to impact 77 FTE and create 9 FTE within three years. The applicant seeks approval of LeasePlus property tax abatement based on the local labor and suppliers rule. The LeasePlus job creation requirement is 8 FTE.

**St. Simons Terrace, L.P. (Sales Tax Exemption Only)
3 Townline Circle
Rochester, New York 14623**

**Project Address: 405 Clinton and 360 St. Paul Street
Rochester, New York 14605**

St. Simons Terrace, L.P. plans to purchase and renovate a 224,000 square foot 256 unit apartment complex located at 405 North Clinton and 360 St. Paul Street located in the City of Rochester on 9.5 acres. The complex serves a low mod population which qualify based on 60% of the area median income. The complex is 99% occupied. The facility was built in 1972 and is in need of repairs. The renovations include new windows, doors, upgrading of elevators, new heating system, and hot water heating boilers. The total cost of the renovations is approximately \$6 million. The applicant is seeking sales tax exemption only.

eBaum's Webster Ventures, LLC (Lease/Leaseback)
2590 Brighton Henrietta Townline Road
Rochester, New York 14623

Project Location: 26-44 East Main Street
Webster, New York 14580

eBaum's Webster Ventures, LLC proposes to construct 21,000 square feet of new office/commercial space, façade renovations to 26-38 Main Street and the demolition of 40 East Main Street. Site improvements will include pedestrian and vehicular access, parking, lighting, landscaping, utility services and stormwater improvements. The \$4,000,000 project will be projected to create 11 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The JobsPlus job creation requirement is 1 FTE.

Windsor Court Properties (City CHOICE Program)
49, 52, 56 Windsor Street
Rochester, New York 14615

Windsor Court Properties is constructing 3 new residential properties at 48-56 Windsor Street in the City of Rochester. The properties qualify for the City's CHOICE program as a result of being located in the targeted Center City Area.

DLH Development (Lease/Leaseback)
75 Lucius Gordon Drive
West Henrietta, New York 14586

Tenant/Project Address: Polyshot Corporation, Inc.
75 Lucius Gordon Drive
West Henrietta, New York 14586

DLH Development LLC proposes to construct a 16,200 square foot addition to its existing 12,500 square foot building located at 75 Lucius Gordon Drive in the Town of Henrietta. The expanded facility will continue to be leased to Polyshot Corporation, Inc., a designer and manufacturer of runnerless injection molding systems for the plastics industry. Polyshot has occupied the current facility since 2001 and requires increased production capacity to meet customer demands. The \$1.4 million project will impact 21 existing employees and is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the manufacturing use. The Jobs Plus job creation requirement is 2 FTE.

Sheet Metal Workers Local Union #46 (EquiPlus)
40 Rutter Street
Rochester, New York 14606

The Sheet Metal Workers Local Union #46 (Local #46) will be purchasing 3 new vehicles. The total amount for these vehicles is \$90,000. The total employment at Local #46 is 5 FTE and will increase by 1 over two years. The total membership of Local #46 is 440. The organization has been approved for a GreatRebate for the vehicle purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Clark Patterson Engineers, Surveyors and Architects PC (EquiPlus)
186 N. Water Street
Rochester, New York 14604

Clark Patterson Engineers, Surveyors and Architects PC (Clark Patterson) is a full service architectural and construction engineering firm located in the City of Rochester. Clark Patterson is proposing to purchase new computer hardware and software totaling \$123,751. Clark Patterson employs 105 in Monroe County and expects to create 3 new full time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Ravi Engineering & Land Surveying, P.C. (EquiPlus)
6605 Pittsford Palmyra Rd., Suite E 5
Fairport, New York 14450

Ravi Engineering & Land Surveying, P.C. (Ravi) is a consulting firm providing structural engineering, environmental engineering, surveying & mapping, geotechnical engineering, bridge, overhead sign inspection and construction inspection services. Ravi is a certified Minority Business Enterprise and a Disabled Business Enterprise. The company is renovating existing space and purchasing equipment for a total cost of \$130,915. Ravi has been approved for a GreatRebate on equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

5. Approval of Minutes – Agency meeting of July 15, 2008
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items
8. Legal Counsel Townsend – Discussion Items

Termination:

- **RES Exhibit Services (1998 project)**

9. Public Comments

Adjournment

The next meeting of the Agency will be held on **Tuesday, September 16, 2008.**