



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 16, 2007
EBENEZER WATTS CONFERENCE – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Robert Enright – The Bonadio Group – Monitoring Report
4. Applications:

**Morgan Spencerport, LLC (Lease/Leaseback with Custom PILOT)
1170 Pittsford Victor Road
Pittsford, New York 14534**

**Project Address: 28 Slayton Avenue
Spencerport, NY 14559**

In April 2005, Morgan Spencerport, LLC acquired the 9.43 acre shopping center in the Village of Spencerport. The IGA Supermarket, which occupied 40% of the property, closed 9 months later. Morgan is proposing to redevelop the facility with an initial investment of \$1 million in the supermarket facility, and expects to invest a total of \$10 million into the shopping center over the next five years. The supermarket project will result in the creation of 22 full time and 90 part time positions over the next three years.

**Nazareth College of Rochester (Tax-Exempt Civic Facility Bond)
4245 East Avenue
Rochester, New York 14618**

Nazareth College of Rochester, founded in 1924, is a co-educational, independent liberal arts college offering nearly 40 major undergraduate programs of study and 16 masters' degrees to 1500 undergraduate and 1400 part-time and graduate students. Nazareth is planning for the construction of a new residence hall to house approximately 150 students. This \$10.5 million project will include related site improvements and parking lot expansion. Nazareth College seeks approval of Tax-Exempt Civic Facility Bond for this project.

Apollo Development Company, LLC (Lease/leaseback with JobsPlus)
2060 Fairport Nine Mile Road
Penfield, NY 14526

Project/Tenant: University Sports Medicine
2060 Fairport Nine Mile Road
Penfield, NY 14526

Apollo Development Company, LLC proposes to construct a new 13,000 square foot building in the Town of Penfield. The project cost is \$1.7 million. Approximately 6,500 square feet of the new building will be occupied by University Sports Medicine (USM). USM is a collaborative program between the University of Rochester Medical Center's Department of Orthopedics and Strong Memorial Hospital. The new location is expected to create 6 new FTEs over the next three years. The remaining space will be occupied by Razar Associates Architects. The applicant seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 4 FTE. JobsPlus will only apply to the portion of the building occupied by USM.

250 South Development, LLC (Lease/leaseback – sales & mortgage tax only)
250 South Avenue
Rochester, New York 14604

250 South Development, LLC (250 South) is a real estate development company that has acquired and is proposing to rehabilitate 250 South Avenue in the Washington Square District of downtown Rochester. 250 South intends to invest \$2 million to renovate and improve a 7,500 square foot building in order to develop a viable mixed-use facility of office and residential units. Renovations are expected to include a new enclosed stairwell, elevator, exterior decking, parking and a 2,500 square foot roof top addition. PLAN Architectural Studio, PC and 250 South Development will occupy the first floor commercial office space. The project expects to create 2 new FTE over the next year to manage the facility. The applicant seeks approval of a sales and mortgage tax exemption only.

PAETEC Communications, Inc. (EquiPlus)
600 Willowbrook Office Park
Fairport, NY 14450

PAETEC Communications, Inc. was started in 1998 providing integrated communication services in voice, data, and security services as well as providing expertise on related equipment and software. PAETEC will be purchasing equipment related to expansion of their operations, including computers, servers, routers, telephones, and printers. The cost of the equipment is \$999,468. PAETEC employs 656 in Monroe County and expects to create 4 new jobs as a result of its expansion plans. The company has been approved for a GreatRebate on the purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. PAETEC had previously been approved for a GreatRebate/EquiPlus in 2005 and has increased employment by 154 FTE since that project was approved.

Generations Child Care, Inc. (EquiPlus)
179 Stenson Street
Rochester, New York 14606

Generations Child Care, Inc. (Generations) currently operates 5 child centers in the Rochester area. Three of the centers are located in the City of Rochester. Founded in 1993, Generations is licensed and accredited for the care of children ages 6 weeks to 12 years and provides a variety of programs including Universal Pre-K, Community Pre-School, wraparound, before and after school care as well as vacation/holiday club. Generations is purchasing two buses for transportation of children within Monroe County. The cost of the buses is \$56,000. Generations employs 80 FTE and 35 PTE and will be creating two new full time positions. The EquiPlus job creation requirement is 2 FTE. Generations has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Okar Equipment Co., Inc. (EquiPlus)
768 Brooks Ave.
Rochester, New York 14619

Okar Equipment Co., Inc. (Okar) provides equipment sales, installation and service to the local petroleum industry. Products include service station equipment, underground storage tanks and hydraulic vehicle lifts. Okar will be purchasing three new Mack tank trucks for a combined cost of \$260,800. Okar employs 38 in Monroe County and expects to create 3 new full time positions. The company has been approved for a GreatRate on the purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Maven Technologies, LLC (EquiPlus)
1144 Lexington Avenue
Rochester, New York 14606

Maven Technologies, LLC (Maven) was founded in 1998 as a recycler of computer and technology equipment for businesses. Maven will be purchasing two new trucks for equipment transportation. The combined cost of the trucks is \$115,000. Maven employs 27 in Monroe County and expects to create 3 new full time positions. The company has been approved for a GreatRate on the purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Hahn Automotive Warehouse, Inc. (Sales Tax Only)
415 West Main Street
Rochester, NY 14608

Hahn Automotive Warehouse, Inc. headquartered in Rochester is a leading regional warehouse distributor of predominately nationally branded automotive after market products as well as maintenance items, accessories and private label products for vehicles. Hahn was started in 1958 and employs 136. Hahn recently completed the purchase of Prime Automotive Parts in the NYC area and will be expanding its operations in Rochester by adding 15 new employees in administrative positions. As a result of the acquisition, Hahn will be purchasing new vehicles and computer

equipment in the amount of \$1 million. Hahn is seeking approval of exemption of sales tax only towards the purchase of the equipment.

5. Approval of Minutes – September 18, 2007
6. Chair Mazzullo - discussion
7. Acting Executive Director Seil – discussion
8. Legal Counsel Townsend – discussion

Final Resolution –

-Dehco, Inc.

(Public Hearing held 10/9/07, Town of Gates)

Terminations:

-Brighton Lodging

-Eber Bros.

9. Public Comments

Adjournment

The next scheduled Agency meeting will be held on **Tuesday, November 20, 2007.**