



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 20, 2009
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

**Armand D’Alfonso, as agent for entity to be formed (Lease/Leaseback)
1507 Monroe Avenue
Rochester, New York 14618**

Tenant/Project Address: **Nothnagle Realtors and Allstate Nothnagle insurance Agency
217 & 179-191 W. Main Street
Rochester, New York 14614**

The applicant is proposing to acquire and renovate an historic office building in the Cascade District of the City of Rochester. The four story, 27,000 square foot building will be completely renovated into Class A office space to serve as the new headquarters for Nothnagle Realtors and Allstate Nothnagle Insurance Agency. The project also consists of the acquisition of a parking lot located directly adjacent to the property. Nothnagle Realtors is a full-service realty firm serving Western New York. Allstate Nothnagle Insurance Agency provides homeowners, auto and life insurance products. The \$3.9MM project will impact 42 existing employees and is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 5 FTE.

**Seton Properties, LLC (Lease/Leaseback)
545 Basket Road
Webster, New York 14580**

Tenant/Project Address: **Studco Building Systems US, LLC
1700 Boulter Industrial Parkway
Webster, New York 14580**

Studco Building Systems US, LLC (Studco) is a manufacturer of prefabricated framing systems and steel building products. Studco is proposing to construct a 34,850 square foot manufacturing plant with a 9,600 SF canopy and 14,400 SF of office space. The new facility will be located on 8.9 acres at 1700 Boulter Industrial Parkway in the Town of Webster. The \$2.8MM project will impact ten existing employees and is projected to

create three new FTE within three years. Five employees are expected to remain at the Basket Road facility which will remain operational. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 2 FTE.

Cortese Dodge, Inc. (Lease/Leaseback)
2400 West Henrietta Road
Rochester, New York 14623

Cortese Dodge, Inc. (Cortese) is an automobile dealership located at 2400 West Henrietta Road in the Town of Brighton. Founded in 1974, Cortese was the first dealership in the Cortese Auto Group which has grown to include three other dealerships in the Town of Brighton. Cortese is proposing to renovate and expand their 25,511 square foot facility to meet the criteria for acquiring the Chrysler and Jeep Brands. The completed project will include a 1,824 square foot addition to be used as a new showroom, expanded customer lounge and new office space. The \$1.4MM project will impact 41 existing employees and is projected to create 5 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 5 FTE.

7. Approval of Minutes – Agency meeting September 15, 2009
8. Acting Chair Hurlbut – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Adjournment

The next meeting of the Agency will be held on **Tuesday, November 17, 2009**