



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF NOVEMBER 18, 2008
EBENEZER WATTS CONFERENCE – 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:

Gallina Development Corp. (Lease/Leaseback)
84 Humboldt Street
Rochester, New York 14609

Tenant/Project Address: University of Rochester Sports Medicine
10 North Pointe Landing
Rochester, New York 14606

Gallina Development Corp. is proposing to build a 30,000 square foot, two-story, medical office building on 4.2 acres of the North Pointe Landing subdivision in the Town of Greece. The University of Rochester intends to lease 7,800 square feet for a Sports Medicine Clinic. University Sports Medicine offers medical and surgical care to treat injuries for athletes. The \$3.5 million project is expected to impact 7 FTE and create 6 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 1 FTE.

50 Thruway Park, Inc. (Lease/Leaseback)
73 Marway Circle
Rochester, New York 14624

Tenant/Project Address: Veretec of New York, Inc. dba Gates Automotive
50 Thruway Park Drive
West Henrietta, New York 14586

Veretec of New York, Inc., dba Gates Automotive (Gates Automotive) was established in 1990 and is an automotive shop whose services include; general automotive service repair, collision repair and towing services. Gates Automotive is proposing to purchase and renovate a 25,000 square foot facility located at 50 Thruway Park as well as purchase equipment for the facility. The facility will be used by Gates Automotive as their corporate headquarters. The \$2,500,000 project is expected to create 26 FTE within 3 years. The applicant seeks approval of JobsPlus property tax abatement based on local labor and suppliers rule. The JobsPlus job creation requirement in 3 FTE.

**Closing USA, LLC
250 Mile Crossing Blvd., Suite 4
Rochester, New York 14624**

(EquiPlus)

Closing USA, LLC (Closing) is a full-service national title and escrow company that provides web-based real estate transaction services for mortgage lenders. Closing is proposing to purchase new computer and hardware totaling \$150,000. Closing employs 38 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.

7. Approval of Minutes – Agency meeting of October 21, 2008
8. Chair Mazzullo – Discussion Items
9. Executive Director Seil – Discussion Items
10. Legal Counsel Townsend – Discussion Items

Termination:

-DesPatch Associates LLC, Perinton Parkway, Fairport, NY

-Khuri Enterprises III, Bldg. 507/Legends, 1220 Lee Road

Miscellaneous:

-200 Mile Crossing Blvd. – Mortgage Refinancing

-Gallina Development (35 Vantage Point Dr.) increase project amount from \$500,000 to \$700,000 and \$150,000 sales tax exemption for Transcat, Inc.

Adjournment

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