



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

**AGENDA – AGENCY MEETING OF NOVEMBER 19, 2013  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report

Applications:

**Linton Crystal Technologies Corp. (\$668,000 – Sales Tax Only)**  
**2180 Brighton Henrietta TL Road**  
**Rochester, New York 14623**

Linton Crystal Technologies Corp. (Linton) sells and services silicon crystal growing equipment and related accessories. Utilizing technology from the former Kayex Corporation, which closed in May 2013, Linton will also be conducting research and development for silicon crystal growing furnaces for the semiconductor and solar/photovoltaic industries. In order to accommodate these R&D activities, Linton is proposing to renovate and equip a 21,000 square foot building on 1.4 acres in the Town of Brighton. The \$668,000 project will impact 9 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only.

**Van Hook Service Co., Inc. (\$238,000 – Sales Tax Exemptions)**  
**76 Seneca Avenue**  
**Rochester, New York 14621**

Van Hook Service Co., Inc. (VH), founded in 1973, provides industrial, commercial and public sector refrigeration and air conditioning services. VH is proposing to purchase eight fleet vehicles. VH currently employs 40 FTEs and expects to create 3 new full-time positions. VH has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Homestate Asset Management LLC  
2604 Elmwood Avenue, Suite 352  
Rochester, New York 14618**

**(\$15,000,000 - Lease/Leaseback  
with Shelter Rents PILOT)**

**Project Address:**

**111 East Avenue  
Rochester, New York 14604**

Homestate Asset Management LLC, a local real estate development company, is renovating the 225,000 square foot apartment building at 111 East Avenue in the City of Rochester. Renovations include code compliance, health and safety improvements, 900 new windows and new HVAC system. The \$15,000,000 project will impact 4 FTEs and is projected to create 4 new FTEs over the next three years. The City of Rochester has asked COMIDA to provide a ten year Shelter Rents abatement for this project.

**Anthony J. Costello & Son  
(Spencer) Development LLC  
919 Westfall Road  
Rochester, New York 14618**

**(\$101,000,000 Lease/Leaseback with Custom  
Abatement)**

**Project Address:**

**CityGate  
350 E. Henrietta Road  
Rochester, New York 14620**

Anthony J. Costello & Son (Spencer) Development LLC, a local real estate development group, is proposing the redevelopment of the approximately 45 acre campus of the former Monroe County Tuberculosis (Iola) Sanatorium located at the southeast corner of Westfall and East Henrietta Roads in the City of Rochester. The CityGate project will include over 550,000 square feet of new construction development that includes a mix of retail, commercial, hospitality and residential uses consisting of: a 150-room hotel, a 300-unit apartment complex (including 20 affordable housing apartments), approximately 78,000 square feet of retail store space on 8-10 building pads and approximately 100,000 square feet of office/retail space located on the first floors of canal front mixed use buildings and a "street of shops", together with improvements to the open spaces and the canal, a 560-vehicle parking garage and an RGRTA Transit Center. The \$101 Million project is projected to create 255 new FTEs over the next three years. Extensive site and infrastructure improvements required by the project create economic feasibility issues. Thus, the City of Rochester has asked COMIDA to consider a custom abatement for the project.

5. Approval of Minutes – Agency meeting October 15, 2013
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items

8. Legal Counsel Townsend – Discussion Items

Termination:

**-298 State Street/Asset Two LLC**

Miscellaneous:

**-300 State Street/Asset One LLC/Approve real property exemption for Callfinity buildout approved March 2010.**

**-PKG Equipment, Inc./Pontarelli Associates/Approve sales tax exemption on \$60,000 increase in project costs. (Original approval February, 2013, \$100,000; increase to \$160,000.**

**-Boulter Point Developers/reinstatement of PILOT**

**-Howitt Paul Road LLC/Approve mortgage and sales tax exemption on \$1,400,000 increase in project costs (Originally approved June 2011 at \$8 Million increase to \$9.4 Million)**

**The next Agency meeting will be held on Tuesday, December 17, 2013.**