



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF DECEMBER 16, 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:

**760 Brooks Ave., Inc. (Lease/Leaseback)
760 Brooks Ave.
Rochester, New York 14619**

**Tenant: Red Roof Inn
760 Brooks Ave.
Rochester, New York 14619**

760 Brooks Ave, Inc. proposes to construct a new 32,000 square foot, three-story Red Roof Inn at 760 Brooks Avenue in the City of Rochester. The City of Rochester is supportive of the project and has requested that COMIDA assist the developer. The \$4.3 million project is projected to create 27 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The Jobs Plus job creation requirement is 1 FTE.

**Upstate Niagara Cooperative (Lease/Leaseback)
45 Fulton Avenue
Rochester, New York 14608**

Upstate Niagara Cooperative, Inc. (Upstate) is a food and beverage cooperative that has been manufacturing high-quality dairy products since 1965. Upstate is owned by 405 local, family owned dairy farms in Western NY and operates milk processing and distributions centers in Buffalo and Rochester. The Rochester plant is the exclusive production facility for organic milk, which is the fastest growing segment of Upstate's fluid division. Upstate is proposing to expand their existing 16,500 square foot cold storage area with a 7,400 square foot addition. The expansion will allow the plant to reduce downtime while adding capacity for 454 more pallets of product. The \$1.75 million project will impact 72 existing employees and is projected to create 9 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 8 FTE.

Greece Ridge, LLC (Sales Tax Only)
1265 Scottsville Road
Rochester, New York 14624

Tenant/Address: Multiple Retail Stores
271 Greece Ridge Center Drive
Rochester, New York 14626

Greece Ridge, LLC is the property owner of the Mall at Greece Ridge Center (Mall) in Greece, New York. The Mall has 1.5 million square feet of gross leasable area, 142 tenants and the tenants employ approximately 2400. Phase I of the project will include the renovation, construction and modernization in the amount of \$6 million in order to reposition the high quality retail shopping center by enhancing its market position and attracting new businesses. The Mall has 5 FTE. The project is expected to create 2 FTE within 3 years. (The applicant is seeking sales tax exemption only for Phase I of the project.)

Action Towing of Rochester, Inc. (EquiPlus)
77 Saginaw Drive
Rochester, New York 14623

Action Towing of Rochester, Inc. (Action) is a full-service towing and roadside assistance provider. Action is proposing to purchase a 2008 Ford F-550 wrecker and two Ford light duty trucks totaling \$125,000. Action employs 10 in Monroe County and expects to create 1 new full time position. 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.

EPIC Advisors, Inc. (EquiPlus)
150 State Street
Rochester, New York 14614

EPIC Advisors, Inc. (EPIC) provides administrative services for qualified retirement plans. EPIC is adding infrastructure capacity to support growth in their national client base. EPIC will be purchasing computer, telephone and networking equipment for a total cost of \$180,750. EPIC has been approved for a GreatRebate on equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

BRG Corporation (EquiPlus)
111 Buffalo Road
Rochester, New York 14611

BRG Corporation installs industrial plate glass windows and doors for municipalities, school districts and institutions in Monroe County. BRG is proposing to purchase a 2009 JLG Boom Lift for \$87,232. BRG employs 20 in Monroe County and expects to create 2 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.

Boyatzies, Inc. dba Interstate Battery System of Rochester (EquiPlus)
391 Clay Road
Rochester, New York 14623

Boyatzies, Inc. dba Interstate Battery System of Rochester (Interstate Batteries) is a wholesale distributor of batteries. Interstate Batteries is proposing to purchase a new Kenworth truck and a Ford van totaling \$94,483. Interstate Batteries employs 9 in Monroe County and expects to create 1 new full time position. The company has been approved for a GreatRebate 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 November 18, 2008
8. Vice Chair Hurlbut – Discussion Items
9. Executive Director Seil – Discussion Items
 - Minutes/Governance Committee Meeting
 - 2009 Budget Review including signing authority increase from \$500.00 to \$2,000.00
10. Legal Counsel Townsend – Discussion Items
 - Miscellaneous:
 - **Wards Natural Science**
Revise Appendix A to reflect Jobs Impacted by Project
 - Termination:
 - **HMPBC Hospitality Group, LLC**
(777 Panorama Trail, Penfield NY)

Adjournment

Special Meeting of the Agency will be held on Tuesday December 30, 2008 at 11:00am at the Watts Conference Center

The next meeting of the Agency will be held on **Tuesday, January 20, 2009**, at Noon at the Watts Conference Center.