



News From

Cheryl Dinolfo

Monroe County Executive

For Immediate Release

Tuesday, September 18th, 2018

DINOLFO ANNOUNCES JOB-CREATING PROJECTS APPROVED BY IMAGINE MONROE

Approved projects to create and retain over 365 jobs in Monroe County

Monroe County Executive **Cheryl Dinolfo** today announced that Imagine Monroe approved assistance for eight local economic development projects anticipated to create and retain 367 full-time jobs in Monroe County.

“This was a banner month for Imagine Monroe – our most powerful local economic development tool is now investing in several exciting projects that will help to secure over 365 more jobs right here in Monroe County,” said **Dinolfo**. *“The continued growth of successful local employers like Innovative Solutions, Bio-Optronics and so many others is clear proof that Monroe County is open for business now more than ever before. I thank all of these companies for their commitment to doing business in Monroe County and for supporting our efforts to grow more jobs, build better budgets, and support stronger families across our community.”*

September 2018 Approved Projects:

Applicant:

45 Becker Road LLC
45 Becker Road
West Henrietta, NY 14586

Project Location:

Pharmacy Alternatives
45 Becker Road
West Henrietta, NY 14586

45 Becker Road LLC (45) a real estate holding company, will complete 8,070 sq. ft. of the 60,000 sq. ft. facility for the tenant Pharmacy Alternatives. Pharmacy Alternatives is a national pharmacy focused on serving individuals with cognitive, intellectual and developmental disabilities. Their approach includes specialized packaging and dispensing technology specially designed for the population served with medication management and education support. The \$609,483 project will retain 6 existing full-time jobs and create 28 new full-time jobs.

Applicant:

550 East Main, LLC
50 University Ave.
Rochester, NY 14605

Project Location:

Pullano, Mastrella and Lamb, Inc. d/b/a Envative
550 East Main Street

**PAGE 2 - DINOLFO ANNOUNCES JOB-CREATING
PROJECTS APPROVED BY IMAGINE MONROE**

Rochester, NY 14604

550 East Main, LLC (550), a real estate holding company, will purchase and renovate 550 East Main St. in the City of Rochester for Envative, a custom software developer. Envative, founded 20 years ago, has out grown their 3,000 sq. ft. space on University Ave. 550 East Main St. and is located in a HUB Zone as designated by the US Small Business Administration. The company intends to apply for HUB Zone certification, which requires 35% of the workforce to be hired from within the HUB Zone. Additionally, the property will go back on the tax rolls as after being off the tax rolls 20 years. The \$970,000 project will retain 19 existing full-time jobs and create 14 new full-time jobs.

Applicant:

Bio-Optronics, Inc.
1890 Winton Road South, suite 190
Rochester, NY 14618

Bio-Optronics Inc. (Bio-Optronics) a healthcare IT software developer for clinical research, patient and staff scheduling programs currently leases 10,544 square feet at 1890 Winton Rd. South in the Town of Brighton. The company has outgrown the existing space and proposes to lease an additional 11,000 square feet. The \$200,000 project will retain 67 existing full-time jobs and create 2 new full-time jobs.

Applicant:

Buckingham Properties LLC
290 Alexander Street
Rochester, NY 14607

Project Location:

The Unity Hospital of Rochester/Rochester Regional Health System
81 Lake Ave.
Rochester, NY 14608

Buckingham Properties, LLC (Buckingham) proposes to renovate the Evelyn Brandon Health Center (EBHC) in the City of Rochester. The property is located in a distressed census tract. EBHC is part of the Rochester Regional Health System and provides intensive psychiatric rehabilitation treatment for those with serious and persistent illnesses and chemical dependency. Buckingham will modernize the 66,000 sq. ft. building which will include new windows and a high efficiency HVAC system as well as updating the building façade. The \$2.9 million project will retain 123 existing full-time jobs and create 5 new full-time jobs.

Applicant:

Highland Grove, LLC
301 Exchange Blvd
Rochester, NY 14608

Project Location:

625 S. Goodman Street
Rochester, NY 14620

Highland Grove, LLC (Highland Grove) proposes to construct a 100-unit residential building.

**PAGE 3 - DINOLFO ANNOUNCES JOB-CREATING
PROJECTS APPROVED BY IMAGINE MONROE**

The applicant purchased the property from the Department of Transportation in 2015 and has been accepted into the NYS Brownfield program. The building will consist of 100 residential units ranging from 570 to 1,108 sq. ft. (2 studio, 73 one bedroom, 21 two bedroom and 4 two bedroom loft style units). The project will have 20% of the units set aside for affordable housing. The applicant indicates rents will range from \$777-\$1,750 per month. The structure will also include roof top solar panels capable of producing 340 kWhs annually. This property is located in a low to moderate income census tract. The \$17.5 million project will create 4 new full-time jobs.

Applicant:

Lumber East LLC
550 Latona Rd., Building E, Suite 501
Rochester, NY 14626

Project Location:

Fitness International
78 Rockwood St.
Rochester, NY 14610

Lumber East LLC, (Lumber East) is a real estate holding company that will redevelop a former lumber yard into a fitness club to be leased by Fitness International and operated under the LA Fitness brand. The current structure on the 3.15 acre parcel will be demolished and a 34,000 sq. ft. building constructed. The \$11.5 million project will create 15 new full-time jobs and has the support of the City of Rochester.

Applicant:

Innovative Data Processing Solutions Ltd.
3495 Winton Place, Building C, Suite 2
Rochester, NY 14623

Innovative Data Processing Solutions Ltd. (Innovative) is a technology company that provides information technology solutions to small and medium sized businesses. Examples of technology solutions provided by Innovative include: IT services, application and database design, business continuity, consulting, data storage, information security and cloud services. The company currently operates out of their office in Winton Place. In order to accommodate demand and growth, Innovative needs additional space to operate. The company will relocate to the Riverwood Tech Campus in Henrietta, NY. The \$786,000 project will retain 49 existing full-time jobs and create 5 new full-time jobs.

Applicant:

WBS Capital, Inc.
136-20 38th Avenue, Suite 9J
Flushing, NY 11354

Project Location:

1405 St. Paul St. & 13 additional parcels
Rochester, NY 14621

WBS Capital Inc. (WBS) a real estate investment company, proposes to purchase and redevelop the Kodak Hawkeye facility and nearby parcels on St. Paul St. in the City of

**PAGE 4 - DINOLFO ANNOUNCES JOB-CREATING
PROJECTS APPROVED BY IMAGINE MONROE**

Rochester. The Hawkeye facility, approximately 785,000 sq. ft., has been vacant since 2011. The project will be in 3 phases encompassing 14 parcels on 8.48 acres for an estimated cost of \$55.7 million. Phase 1 will rehab building 5, a 406,000 sq. ft. building at a cost of \$22.5 million. The first tenant, New Star FTZ Group, will lease approximately one quarter of the building and apply for the federal designation as a Foreign Trade Zone. Later phases will include a training center, office building and affordable housing. The \$22.56 million project will create 30 new full-time jobs and has the support of the City of Rochester.

###

Media Inquiries, contact:

Director of Communications Jesse Sleezer at (585) 402-8019
Monroe County Communications at 753-1080