



News From

Cheryl Dinolfo

Monroe County Executive

For Immediate Release
Tuesday, February 19th, 2019

DINOLFO ANNOUNCES JOB-CREATING PROJECTS APPROVED BY IMAGINE MONROE

Approved projects to create and retain 452.5 jobs in Monroe County

Monroe County Executive **Cheryl Dinolfo** today announced that Imagine Monroe approved assistance for seven local economic development projects anticipated to create and retain 452.5 jobs in Monroe County.

*“This month alone, Imagine Monroe will help secure over 450 more jobs for our residents,” said **Dinolfo**. “Monroe County is proud to support the growth of exciting local employers like Monroe Inc., which has been headquartered here for 62 years and now employs over 260 people, with more than 25 new jobs on the way. I thank these companies for their commitment to doing business in Monroe County and for assisting our mission to grow more jobs, build better budgets, and support stronger families across our community.”*

February 2019 Approved Projects:

Applicant:

Home Leasing, LLC
180 Clinton Square
Rochester, NY 14604

Project Location:

1821 Fairport Nine Mile Point Rd.
Penfield, NY 14526

Home Leasing, LLC (Home Leasing) a developer, in collaboration with Episcopal Senior Life Communities (ESLC), proposes to develop a mixed-use project on 8.4 acres in the Town of Penfield. The project will provide a wide range of housing options for seniors from independent living to assisted living and memory care. Home Leasing’s participation will be the development and management of 113 affordable apartments for seniors with income at the 50% to 60% Area Median Income. ESLC will provide supportive services for 40 of the units. The \$30 million project will include ADA accessible units. Home Leasing expects to create 14 full-time jobs and eight part-time positions. The applicant is seeking a Shelter Rent property tax abatement only.

Applicant:

M/E Properties Rochester, LLC
150 North Chestnut Street
Rochester, NY 14604

Project Location:

M/E Engineering, P.C.
300 Trolley Blvd.
Rochester, NY 14606

M/E Properties Rochester, LLC, a real estate holding company, proposes to purchase and renovate 300 Trolley Blvd. in the Town of Gates for M/E Engineering, P.C. (M/E). Founded in 1991, M/E is a mechanical/electrical consulting engineering firm. The firm has outgrown its leased space in the City of Rochester. The new 22,900 square foot location will allow the company to expand operations and create 11 full-time jobs over the next three years. Headquartered in Monroe County, M/E also operates in Buffalo, Albany and Syracuse with a total employment of 200 people. The Rochester location employs approximately 85 people. The project cost is \$3,100,000. The applicant seeks the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The tenant seeks sales tax exemptions on furniture/fixtures, computers, wiring and signage.

Applicant:

200 Aviation Ave LLC
PO Box 230
Henrietta, NY 14467

Project Location:

Curbell Plastics, Inc.
200 Aviation Ave.
Rochester, NY 14624

200 Aviation Ave LLC, a real estate holding company, proposes the construction of a 30,000 square foot facility for their tenant, Curbell Plastics, Inc. (Curbell) on five acres in the Town of Chili. Curbell produces plastic sheets, rods, tubes, films, adhesives, sealants, tapes prototyping materials and other fabricated parts. The company will move from its current 21,000 square foot facility to accommodate the increasing demand for their projects. The project will impact 16 full-time jobs and is projected to create two jobs over the next three years. The applicant is seeking approval of sales tax and mortgage recording tax exemption as well as the JobsPlus property tax abatement.

Applicant:

337 UniverCity Living, LLC
68 Meadow Cover Rd.
Pittsford, NY 14534

Project Location:

337-345 University Ave
Rochester, NY 14607

337 UniverCity Living, LLC, (UniverCity) a real estate holding company, is proposing to purchase and redevelop 337-345 University Ave, in the City of Rochester. The property located on University Ave between Union and Alexander Streets has been vacant since

late 2017. UniverCity proposes the creation of eight apartments, one of which will be affordable (at or below 60% of Average Median Income) and ADA accessible, as well as 41 climate controlled self-storage units in the basement. The applicant is requesting sales tax and mortgage recording tax exemptions as well as the JobsPlus property tax abatement on the increase in assessment as a result of the renovation. The City of Rochester supports this project. UniverCity will create one full-time job.

Applicant:

Vargas Associates, Inc.
40 Humboldt St., Suite 101
Rochester, NY 14609

Vargas Associates, Inc., a facilities project management company, is proposing an expansion at their current location on Humboldt St in the City of Rochester, leasing an additional 1,700 square feet. The company will renovate a total of 4,600 square feet to reconfigure work areas to allow for additional staff, create an open concept, upgrade lighting to LED fixtures, add a restroom, as well as, purchase furniture, fixtures and equipment. The \$585,370 project will impact 13 full-time jobs and is projected to create four full-time jobs over the next three years. The applicant is seeking approval of sales tax exemptions on purchases.

Applicant:

Carriage Street LLC
8171 E. Main Rd.
LeRoy, NY 14482

Project Location:

10-11 Carriage Street
Honeoye Falls, NY 14472

Tenants: Trison Business Solutions, Inc.
McQuillen Inc.
Han-Tek Inc.

Carriage Street LLC (Carriage St.) a real estate holding company, will facilitate the occupancy of two buildings totaling 161,236 square feet, which were left vacant in 2013 when the GM Fuel Cell operations transferred to Michigan. Tenants will include: McQuillen Inc., a manufacturer of high precision components and assemblies, Trison Business Solutions, Inc. a supplier of engineering services, and Han-Tek Inc. a manufacturer of material handling, robotic cells and automation equipment. The tenants will maintain their current operations in neighboring counties. The applicant is requesting a custom property tax abatement. The School and Village taxing jurisdictions have approved supporting resolutions. Han-Tek Inc. is also requesting sales tax exemption on furniture and equipment purchases totaling \$300,000. The project will create 17.5 full-time positions.

Applicant:

Monro Inc.
200 Holleder Parkway
Rochester, NY 14615

Project Location:

200 Holleder Parkway
Rochester, NY 14615

Monro Inc. (Monro) provides distribution and warehousing for undercar repair and tire products to over 1,187 stores in over 29 states with over 1,000 employees. Monro, founded in 1957, continues to be headquartered in Monroe County. In 1994, the company moved to Holleder Parkway with IDA assistance, expanding the footprint again in 2011. The current project will convert existing warehouse space to offices and reconfigure the warehouse operation. This expansion is needed to support Monro.Forward, a strategic initiative to grow the company. The \$3.3 million project will impact 260 full-time jobs and create an additional 26 full-time jobs over the next three years. The company is seeking approval of the JobsPlus property tax abatement as well as sales tax exemption on purchases.

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Media Inquiries, contact:

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