



News From

Maggie Brooks

Monroe County Executive

For Immediate Release
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BROOKS ANNOUNCES PROJECTS APPROVED BY COMIDA

Monroe County Executive Maggie Brooks announced that the County of Monroe Industrial Development Agency (COMIDA) today approved assistance for eight local economic development projects.

“Monroe County is proud to partner with local businesses to grow our economy and retain and create jobs,” said **Brooks**. *“These projects demonstrate the momentum in our economy and underscore our ability to compete for investments due to our highly skilled workforce and quality of life that is second to none.”*

The following projects were approved by COMIDA:

North Forest Properties #3, LLC (Lease/Leaseback)
8201 Main Street, Suite 12
Williamsville, New York 14221

Tenant/Project Address: Unity Hospital of Rochester
95 Canal Landings
Rochester, New York 14626

North Forest Properties #3, LLC is proposing to build an 18,228 square foot office building located at 95 Canal Landings in the Town of Greece on approximately 1.5 acres. The facility will house the finance, purchasing and other back-room operations of Unity Health System, a not-for-profit agency which owns and operates Unity Hospital in Greece as well as three nursing homes and several outpatient clinics. The \$2,100,000 project is expected to impact 77 FTE and create 9 FTE 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 8 FTE.

St. Simons Terrace, L.P. (Sales Tax Exemption Only)
3 Townline Circle
Rochester, New York 14623

Project Address: 405 Clinton and 360 St. Paul Street
Rochester, New York 14605

St. Simons Terrace, L.P. plans to purchase and renovate a 224,000 square foot 256 unit apartment complex located at 405 North Clinton and 360 St. Paul

Street located in the City of Rochester on 9.5 acres. The complex serves a low mod population which qualify based on 60% of the area median income. The complex is 99% occupied. The facility was built in 1972 and is in need of repairs. The renovations include new windows, doors, upgrading of elevators, new heating system, and hot water heating boilers. The total cost of the renovations is approximately \$6 million. The applicant is seeking sales tax exemption only.

eBaum's Webster Ventures, LLC (Lease/Leaseback)
2590 Brighton Henrietta Townline Road
Rochester, New York 14623

Project Location: 26-44 East Main Street
Webster, New York 14580

eBaum's Webster Ventures, LLC proposes to construct 21,000 square feet of new office/commercial space, façade renovations to 26-38 Main Street and the demolition of 40 East Main Street. Site improvements will include pedestrian and vehicular access, parking, lighting, landscaping, utility services and stormwater improvements. The \$4,000,000 project will be projected to create 11 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and suppliers rule. The JobsPlus job creation requirement is 1 FTE.

Windsor Court Properties (City CHOICE Program)
49, 52, 56 Windsor Street
Rochester, New York 14615

Windsor Court Properties is constructing 3 new residential properties at 48-56 Windsor Street in the City of Rochester. The properties qualify for the City's CHOICE program as a result of being located in the targeted Center City Area.

DLH Development (Lease/Leaseback)
75 Lucius Gordon Drive
West Henrietta, New York 14586

Tenant/Project Address: Polyshot Corporation, Inc.
75 Lucius Gordon Drive
West Henrietta, New York 14586

DLH Development LLC proposes to construct a 16,200 square foot addition to its existing 12,500 square foot building located at 75 Lucius Gordon Drive in The Town of Henrietta. The expanded facility will continue to be leased to Polyshot Corporation, Inc., a designer and manufacturer of runnerless injection Molding systems for the plastics industry. Polyshot has occupied the current facility since 2001 and requires increased production capacity to meet customer demands. The

\$1.4 million project will impact 21 existing employees and is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on the manufacturing use. The Jobs Plus job creation requirement is 2 FTE.

Sheet Metal Workers Local Union #46 (EquiPlus)
40 Rutter Street
Rochester, New York 14606

The Sheet Metal Workers Local Union #46 (Local #46) will be purchasing 3 new vehicles. The total amount for these vehicles is \$90,000. The total employment at Local #46 is 5 FTE and will increase by 1 over two years. The total membership of Local #46 is 440. The organization has been approved for a GreatRebate for the vehicle purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Clark Patterson Engineers, Surveyors and Architects PC (EquiPlus)
186 N. Water Street
Rochester, New York 14604

Clark Patterson Engineers, Surveyors and Architects PC (Clark Patterson) is a full service architectural and construction engineering firm located in the City of Rochester. Clark Patterson is proposing to purchase new computer hardware and software totaling \$123,751. Clark Patterson employs 105 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.

Ravi Engineering & Land Surveying, P.C. (EquiPlus)
6605 Pittsford Palmyra Rd., Suite E 5
Fairport, New York 14450

Ravi Engineering & Land Surveying, P.C. (Ravi) is a consulting firm providing structural engineering, environmental engineering, surveying & mapping, geotechnical engineering, bridge, overhead sign inspection and construction inspection services. Ravi is a certified Minority Business Enterprise and a Disabled Business Enterprise. The company is renovating existing space and purchasing equipment for a total cost of \$130,915. Ravi has been approved for a GreatRebate on equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

The EquiPlus program combines the investment incentives of the GreatRate and GreatRebate programs with the sales tax exemptions offered through COMIDA. Companies that receive GreatRate or GreatRebate benefits through MCIDC for the purchase of equipment can receive an additional sales tax exemption on the purchase of that equipment through COMIDA.

COMIDA also offers property tax abatement through JobsPlus, Green JobsPlus and LeasePlus. The property tax abatement applies only to an increase in assessment in property value for each project.

COMIDA is a not-for-profit, public benefit corporation and governmental agency. Its purpose is to actively promote, encourage, attract and develop job opportunities in the community, by encouraging established businesses to expand locally and attracting new industries to the Monroe County area. COMIDA incentives apply toward the purchase of land and construction of new facilities, the expansion of existing buildings, the purchase of new machinery and equipment, as well as the renovation of existing facilities.

COMIDA does not lend any money to these projects, and projects receiving assistance are required to use 100% local labor. Assistance is provided through tax exemptions and abatements, and access to lower interest rates through tax-exempt bond issues. COMIDA provides this assistance without any taxpayer dollars. Income is generated by the fees charged to applicants. These monies have been reinvested in the community to advance economic growth and job creation.

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Media Inquiries, contact:

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