



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JULY 15, 2008
EBENEZER WATTS CONFERENCE – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Monitoring Report
4. Applications:

Eagles Landing I, LLC (Lease/Leaseback w/ JobsPlus)
PO Box 230
Henrietta, NY 14467

Tenant/Project QED Technologies International, Ind.
Location: 1555 Jefferson Road
Rochester, New York 14623

Eagles Landing I, LLC is proposing to construct a 50,000 square foot facility at 1555 Jefferson Road in the Town of Henrietta, which will be leased to QED Technologies International, Inc. (QED). QED is a wholly owned subsidiary of Cabot Microelectronics Corporation which develops and commercializes enabling finishing technology for optics. QED was founded in Rochester in 1996 and currently occupies 23,000 square feet in three separate facilities in the City of Rochester. QED desires to remain in Rochester instead of relocating to their parent company's facility in Aurora Illinois, which was the alternative option. The \$5.1 million project will impact 65 existing employees and is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement based on local labor and suppliers rule. The Jobs Plus job creation requirement is 7 FTE.

Bernmar, LLC (Lease/Leaseback w/ JobsPlus)
1919 E. Main Street
Rochester, New York 14609

Tenant/Project Nolan's Rental, Inc.
Location: 2 Self Storage Way
Webster, NY 14580

Bernmar, LLC proposes to construct a 31,000 square foot building located on 7.13 acres in the Town of Penfield, bordering Webster. The tenant, Nolan's Rental, Inc. was founded in 1960 and is a full service hospitality rental company serving commercial clients in Monroe and surrounding counties. The company has outgrown the two locations which house current operations. Total project cost is \$2.39 million, including equipment. The project will impact 13 existing employees and is projected to create 3 new FTE jobs within three years. The applicant seeks approval of JobsPlus property tax abatement based on the local labor and supplier rule. The JobsPlus job creation requirement is 2 FTE.

QP, LLC (Lease/Leaseback with City CHOICE Program)
219 Culver Road, #2
Rochester, New York 14607

Project Location: **250-254 East Avenue**
Rochester, New York 14604

QP, LLC proposes to renovate an existing 6,400 square foot, two-story loft building at 250-254 East Avenue in Rochester plus a new 2,500 square foot addition. The renovation will consist of two residential units, street-level commercial space and parking space for 5 vehicles in the lower level. Residents of the facility will be eligible to apply for the CHOICE Program as approved by the City of Rochester. The \$750,000 project is projected to create 2.5 new FTE within three years.

Ferrara Jerum International, LLC (EquiPlus)
45 Exchange Street
Rochester, New York 14614

Ferrara Jerum International, LLC (Ferrara Jerum) is a real estate consulting firm serving primarily as a buyers broker as site selection for firms such as Walmart, Starbucks, Kohls, Office Max and Media Play. The firm has out grown their existing space and is relocating to 339 East Ave. in the City of Rochester. Total project cost is \$283,362 which includes renovations, equipment and furnishings. The company is seeking sales tax exemption on the renovations and purchases. Ferrara Jerum will create 1 new full time position in one year. The company has been approved for a GreatRate on \$51,638 of equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

Marone's East Avenue Arco, Inc. (EquiPlus)
1656 East Avenue
Rochester, New York 14610

Marone's East Avenue Arco, Inc. (East Ave. Auto) is a full-service vehicle towing, repair and maintenance shop. East Ave. Auto was recently awarded a contract with the New York State Department of Transportation (DOT) for the H.E.L.P. (Highway Emergency Local Patrol) program which facilitates the safe and efficient movement of vehicles in order to minimize traffic congestion. East Ave. Auto will be purchasing four new vehicles for this contract at the cost of \$280,000. East Ave. Auto employs 12 in Monroe County and expects to create 4 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.

Lanovara Specialty Foods, Inc. (EquiPlus)
208 Mushroom Blvd.
Rochester, New York 14623

Lanovara Specialty Foods, Inc. (Lanovara) is a wholesale commercial bakery specializing in handmade classic Italian pastries, cookies and other baked goods. Lanovara was founded in 1920 and today also distributes wholesale specialty food items to retailers throughout the northeast. Lanovara is proposing to purchase 3 new delivery vehicles to be used in Monroe County. The total cost of the vehicles is \$157,500. Lanovara employs 27 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.

5. Approval of Minutes – Agency meeting of June 17, 2008
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items
8. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-**151 Perinton Parkway** - Refinancing

-**Calvary Automation Systems** – Project increase from \$393,500 to \$483,500
(\$90,000 increase)

9. Public Comments

Adjournment

The next meeting of the Agency will be held on **Tuesday, August 19, 2008.**