



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF APRIL 20, 2010  
EBENEZER WATTS CONFERENCE CENTER– 12:00 PM**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report
5. Applications:

**Brockport Federal Credit Union (JobsPlus)  
12 Liberty Street  
Brockport, New York 14420**

**Project Address: 400 West Avenue  
Brockport, New York 14420**

Brockport Federal Credit Union (BFCU) was established in 1970 and is a not for profit cooperative insured by the National Credit Union Administration (NCUA). To better serve their 1,300 current members and accommodate an anticipated increase in membership, BFCU intends to construct a 2,600 square foot facility on land they have already acquired located at 400 West Ave in the Town of Clarkson. The new building will have a drive-up teller and ATM access, which is not currently available at the current location. BFCU also intends to apply to the NCUA for a Low Income Designation and community charter allowing BFCU to open their membership to serve all members of the Towns of Sweden, Clarkson & Hamlin. The \$561,010 project will impact 4 existing employees and is projected to create 2 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Harris Corporation (Lease/Leaseback w/Special PILOT)  
1680 University Avenue  
Rochester, NY 14610**

**Project Address: 1350 Jefferson Road  
Rochester, New York 14623**

Harris Corporation (NYSE:HRS) is an international communications and information technology company serving government, defense and commercial markets in more than 150 countries. Harris currently occupies four buildings in the City of Rochester and had been evaluating relocating its manufacturing operation to excess capacity in its headquarters facility in Florida (or other Harris facilities). Harris ultimately decided to remain in Monroe County and will be purchasing the 576,000 square foot, 84 acre Xerox campus located at 1350 Jefferson Road in the Town of

Henrietta. Xerox plans to vacate the facility and move the existing employees to Webster. Harris will retain 1,100 manufacturing and associated engineering and administrative jobs in Monroe County that were at risk for relocation. The \$46 million project includes a \$26 million investment to renovate and equip the facility. Harris is requesting a Special Payment In Lieu of Tax (PILOT) agreement for this project which will keep the taxes flat at \$310,000 for 10 years, increase to \$329,000 in years 11-15 and increase to \$362,000 in years 16-20. Taxes would then be based on the assessed value of the property in the 21<sup>st</sup> year. Any additions to the facility would be assessed and taxed separately from the PILOT.

**Merlin International Corp. (EquiPlus)**  
**50 Bermar Park, Suite 2**  
**Rochester, New York 14624**

Merlin International Corp. (Merlin) provides high quality on-demand four color printing and related services. Merlin will also be purchasing a Duplo DSF Finishing System and Morgana Digifold 5000P for \$63,500. The company is seeking sales tax exemption on the equipment purchases. Merlin will be creating 2 new full time positions. Merlin has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus. The company previously used this program in 2007 to assist in renovating and equipping their new location at 50 Bermar Park.

**Kinney Drugs, Inc. (Sales Tax Only)**  
**29 East Main Street**  
**Gouverneur, NY 13642**

**Project Address: 250 Wallace Way**  
**Rochester, New York 14624**

Kinney Drugs, Inc. (Kinney) is the 5<sup>th</sup> largest chain drug retailer in the United States (in terms of sales volume). Kinney was founded in 1903 and currently operates 90 drug stores throughout New York and Vermont. Kinney also operates a long term care division which provides prescription drugs and services to nursing homes, adult homes and correctional facilities. Kinney is proposing to renovate and equip 5,516 square feet of space in the Rochester Technology Park to be used as a closed shop pharmacy for their long term care division. The \$319,000 project is projected to create 21 new FTE within three years. Kinney is requesting a sales tax exemption only.

6. Approval of Minutes – Agency Annual Meeting March 16, 2010  
Audit Meeting, March 4, 2010
7. Acting Chair Stuart – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend, Discussion Items

-Termination – **West End Business Center LLC**  
-Termination/Mortgage Tax Exemption – **JDT Properties/Jet View Properties**

Adjournment:

The next meeting of the Agency will be held on **Tuesday, May 18, 2010 @ 12:00 Noon.**