



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 19, 2010  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

**1067 Ridge Road Holdings, LLC (Lease/Leaseback with JobsPlus)  
1 John James Audubon Parkway  
Amherst, NY 14228**

**Tenant/Address: Rochester Immediate Care  
1065 Ridge Road  
Webster, New York 14580**

1067 Ridge Road Holdings, LLC proposes to construct a 10,830 square foot medical office building on 1.83 acres at 1065 Ridge Road in the Town of Webster. The facility will be leased to Rochester Immediate Care (RIC) which will operate an urgent care center to diagnose and treat non-life threatening issues and provide diagnostic tests, laboratory tests, vaccinations, physicals and corporate health services. RIC will be open 365 days a year with extended hours on weekends and in the evenings to help relieve the burden on the local healthcare system. The \$4.3 million project is projected to create 23 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Greg Stahl Properties, LLC (Lease/Leaseback with JobsPlus)  
2888 Sweden Walker Road  
Brockport, New York 14420**

**Tenant/Address: Websmart Auto, Inc.  
4621 W. Ridge Road  
Spencerport, NY 14559**

Greg Stahl Properties, LLC proposes to construct a 7,500 square foot building on a 7.9 acre parcel in the Town of Parma. Websmart Auto, Inc. (Websmart) will lease the facility for their headquarters and vehicle processing center. Websmart is an internet seller of pre-owned cars and trucks with clients throughout the continental United States. Currently the company operates out of various locations which is costly and inefficient. Jobs will be created in the areas of accounting, certified

technicians, web based marketing and general labor. Retail sales will continue at 1225 W. Ridge Road. Websmart currently employs 5 FTE and will create 9 new FTE positions in three years. Websmart seeks approval for the JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Webster Auto Mall, LLC**                      **(Lease/Leaseback with JobsPlus)**  
**780 Ridge Road**  
**Webster, New York 14580**

**Tenant/Address**                      **The Viola Group LLC**  
**780 Ridge Road**  
**Webster, New York 14580**

Webster Auto Mall, LLC will be constructing a 6,300 square foot addition to an existing 22,220 square foot facility located at 780 Ridge Road in the Town of Webster. The addition will be used for a new business, The Viola Group LLC, which will modify and customize storage containers that will be leased to contractors for temporary portable offices, construction site storage and other commercial uses. The \$378,000 project is projected to create 3 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 1 FTE.

**The Viola Group LLC**                      **(EquiPlus)**  
**780 Ridge Road**  
**Webster, New York 14580**

The Viola Group LLC (VG) is a new business which will modify and customize storage containers. VG will be purchasing equipment for the business including a forklift, welders, plasma cutters, compressors, grinders, torches and hand tools. The \$150,000 in equipment purchases has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The EquiPlus job requirement is 1.

**Scott's Auto Fixit, Inc.**                      **(EquiPlus)**  
**780 Ridge Road**  
**Webster, New York 14580**

Scott's Auto Fixit, Inc. (Scott's) is proposing to purchase \$150,000 in spray booths and related equipment which will allow the business to expand into the demonstration, sale and distribution of more environmentally friendly auto body repair waterborne paint sprayer systems. Waterborne paint sprayer systems lower air pollutant emissions, provide better paint color matches and coverage and provide a healthier environment for shop employees. Scott's currently employs 2 and expects to create 1 new full-time position. Scott's has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

6. Approval of Minutes – Agency Meeting September 21, 2010
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items

9. Legal Counsel Townsend, Discussion Items

**Terminations:**

Uniland Development Company

Webster Plastics

Bosch Security Systems

Fairon Associates, LLC

R.C. Real Estate (985 Buffalo Road)

**Miscellaneous:**

LiDestri Foods, Inc. – Approval of Sales Tax and PILOT

Eagles Landing Bldg. #3– Approval of Mortgage Tax Exemption

**The next scheduled Agency Meeting will be held on Tuesday, November 16, 2010**