



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF AUGUST 16, 2011  
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:

**Germanow-Simon Corporation (Sales Tax Only)**  
**408 St. Paul Street**  
**Rochester, New York 14605**

**Tenant: G-S Plastic Optics**  
**Tel-Tru Manufacturing Company**

Germanow-Simon Corporation (GSC) is a manufacturing business comprised of G-S Plastic Optics, a molder and fabricator of precision polymer optical components and Tel-Tru Manufacturing Company, a manufacturer of instruments for industrial process applications. GSC was founded in 1916 and has occupied a 34,000 square foot, multi-story building at 408 St. Paul Street since 1920. GSC is proposing to renovate the 130 year old building to create additional manufacturing space and improve efficiency. The project is expected to include the rehabilitation of the 1<sup>st</sup> and 3<sup>rd</sup> floors, installation of an elevator, façade improvements, capital equipment purchases and the construction of a 1,300 square foot addition. The \$2,450,000 project will impact 78 existing employees and is projected to create 15 new FTE within three years. GSC seeks approval of sales tax exemption only.

**Capricorn Ventures, LLC (Lease/Leaseback)**  
**115 FedEx Way**  
**Rochester, New York 14624**

**Tenant/Project Address: Mahany Welding Supply Co., Inc.**  
**115 FedEx Way**  
**Rochester, New York 14624**

Capricorn Ventures, LLC (Capricorn) will be expanding their 11,000 square foot facility located at 115 FedEx Way in the Town of Gates. The building is occupied by a related company, Mahany Welding Supply Co., Inc. (Mahany), which specializes in the distribution, sales and services of welding related supplies and equipment. Mahany also uses the facility for training welders.

Mahany will be utilizing the 5,000 square foot addition to expand manufacturing and training space. The Entity to be formed (ETBF) will be purchasing \$95,000 in welding and glass blowing equipment to begin training blacksmiths and glass blowers. Mahany currently employs 11 FTE and expects to create 3 new full-time positions. Capricorn seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. ETBF is seeking a sales tax exemption on those purchases

Note - In 2000, Capricorn utilized COMIDA assistance to construct the original facility.

**Chaney Properties Webster, LLC (Sales and Mortgage Tax Only)**  
**45 Hendrix Road**  
**W. Henrietta, NY 14586**

**Tenant/Project Address: Calvary Design Team, Inc.**  
**855 Publishers Parkway**  
**Webster, NY 14580**

Chaney Properties, LLC will be purchasing an existing 374,000 square foot facility located at 855 Publishers Parkway in the Town of Webster to provide additional manufacturing and design space for its related entity, Calvary Design Team Inc. (Calvary). Calvary, which designs and manufactures automation equipment for the healthcare, consumer products, automotive, solar and sensor industries, needs the additional space to facilitate existing work and anticipated future growth. In 2003, COMIDA assisted Calvary's purchase of their current 75,000 square foot facility in Henrietta and subsequent expansion in 2008.

The \$6.6 million project includes acquisition, renovation and equipment. Calvary currently employs 140 and projects 45 new jobs over three years. Chaney is seeking sales tax exemption and mortgage tax exemption only.

**ITT Space Systems, LLC (Sales Tax Only)**  
**800 Lee Road**  
**Rochester, NY 14606**

**Project Address: Rochester Technology Park – Bldgs. B5, B6**  
**Rochester, NY 14626**  
**&**  
**800 Lee Road Bldg. 601**  
**Rochester, NY 14606**

ITT Space Systems, LLC (ITT) headquartered in Rochester, is an integral part of the US industrial base in the intelligence, surveillance, reconnaissance and space exploration. ITT operates in three locations throughout Monroe County. The current headquarters is leased and does not meet the needs of the organization. ITT entered into a multi-state site selection process to determine the location of their future headquarters. ITT ultimately decided to remain in Monroe County and will be leasing an additional 120,000 square feet at the Rochester Technology Park in the Town of Gates in Building 5. As a result, Monroe County will retain 600 jobs in the areas of administration, research and engineering that were at risk for relocation out of state. ITT will be renovating several facilities in Rochester as a result of staying in Monroe County at Building 6 at RTP and Building 601 on Lee Road in the Town of Greece. Cost of renovation and equipping the facilities is \$12.9 million.

6. Approval of Minutes – Agency Annual Meeting **July 19, 2011**
7. Chairman Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend – Discussion Items

**Miscellaneous:**

**ETA Chapter 2-** Resolution to approve a \$600,000 mortgage on property re COMIDA 2010 project.

**760 Brooks Ave.** – Request for a one year extension of benefits through August 2012. due to finalizing an agreement between Sunoco and DEC on a remediation plan for the contamination on the site.

**2064 Nine Mile Point Assoc.** – Final resolution approving an increase in the project costs from \$3,058,000 (approved March 2010) to \$5,400,000 (approved July 19, 2011), pending Public Hearing. Public Hearing was held August 8, 2011, Town of Penfield.

**200 Holleder Parkway (City of Rochester)** – Deed property to Monro Service Corporation.

**Termination:** -1994 Lease between COMIDA and Monro Muffler

**The next Agency Meeting will be held on Tuesday, September 20, 2011.**