



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF FEBRUARY 21, 2012  
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:

**Greece Towne Mall, L.P.           (Lease/Leaseback with Custom PILOT)  
1265 Scottsville Road  
Rochester, New York 14624**

**Tenant/Project Address:   98 Greece Ridge Center Road  
Rochester, New York 14626**

Greece Towne Mall, L.P. (GTM) is proposing the second phase of their redevelopment plan for Greece Ridge Center. The first phase, which was approved by this board in 2008, consisted of \$6 million in tenant and mall improvements. The second phase will involve the acquisition and redevelopment of the 145,000 square foot Bon Ton site into an outdoor environment with full service restaurants and retail stores. Bon Ton announced in November of 2011 that it plans to exit the Rochester market and has agreed to sell its three stores. GTM is planning to build 27,000 square feet of restaurants and small shops, which will be similar to the most recent expansion at Eastview Mall. The \$11 million project is projected to create 136 new FTE. The applicant seeks approval of a custom property tax abatement.

**846 LPR, LLC                               \$6,417,760 (Lease/Leaseback with JobsPlus)  
1 South Washington St.               \$1,087,000 (Sales Tax Only BSC)  
Suite 200  
Rochester, New York 14614**

**Tenant/Project Address:   Bryant & Stratton College  
846 Long Pond Road  
Rochester, New York 14612**

846 LPR, LLC is proposing to construct a new 33,000 square foot facility on 9.67 acres at 846 Long Pond Road in the Town of Greece. The building will be leased to

Bryant & Stratton College (BSC), a career college that provides outcome based education and training through a flexible, contemporary curriculum. BSC is anticipating a 70% increase in students over the next five to ten years, and the new campus will provide adequate space for the increased enrollment. The \$7.5 million project is projected to create 8 new FTE. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 5 FTE.

**180 Kenneth Drive, LLC (Lease/Leaseback with JobsPlus)**  
**P.O. Box 230**  
**Henrietta, New York 14467**

**Tenant/Project Address: Toshiba Business Solutions, (USA) Inc.**

180 Kenneth Drive, LLC is proposing to construct a 6,500 square foot expansion to its existing 51,248 square foot building located at 180 Kenneth Drive in the Town of Henrietta. Toshiba Business Solutions, (USA) Inc. (TBS) has outgrown its combined space at their current facilities on Atlantic Avenue and at Metro Park, and will be leasing approximately 20,000 square feet of space in the newly expanded facility. TBS sells and leases office equipment and also designs and installs computerized presentation system for corporations. TBS is a subsidiary of Toshiba Corp. that was formed in 2004 when Business Methods, Inc. merged with Toshiba. The \$1.2 million project is projected to result in the creation of 6 new FTE in three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 6 FTE.

<b>3750 Monroe Avenue Associates, LLC</b>	<b>\$3,200,000 (Sales &amp; Mortgage</b>
<b>1465 Monroe Avenue</b>	<b>Tax Only)</b>
<b>Rochester, New York 14618</b>	<b>\$1,590,600 (Sales Tax Only</b>
	<b>Maximus)</b>

**Tenant/Project Address: Maximus**  
**3750 Monroe Avenue**  
**Pittsford, NY 14534**

3750 Monroe Avenue Associates, LLC is proposing to renovate approximately 46,500 square feet of office space at 3750 Monroe Avenue in the Town of Pittsford, to be leased to Maximus. Maximus is a publically traded company headquartered in Reston, Virginia that provides contract based administrative and regulatory services to federal, state and local governments. Maximus will be consolidating locations in Fairport, Victor and Amherst into the upgraded space. The \$4.7 million project will result in the demolition and replacement of nearly all the interior offices along with the installation of a new high efficiency HVAC system, high efficient lighting and all new fire alarm and access control systems. Maximus will also be investing \$1.5 million for new furniture and equipment. The project is projected to create 203 new FTE over the next three years. The applicant seeks approval of sales and mortgage tax exemptions only.

**Qualitrol Company, LLC  
1385 Fairport Road  
Fairport, New York 14450**

**(Lease/Leaseback with JobsPlus)**

Qualitrol Company, LLC is a supplier of controls for monitoring temperature, pressure, liquid levels and other performance parameters on power transformers and related distribution and transmission system. Qualitrol is proposing to construct a 15,000 square foot expansion to their 53,000 square foot facility located at 1385 Fairport Road in the Town of Perinton. The new space is needed to address their growth in sales, products and employees. The \$1.7 million project is projected to create 16 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 16 FTE.

**550 East Avenue LLC  
1170 Pittsford Victor Road  
Pittsford, New York 14534**

**(Lease/Leaseback)**

**Tenant/Project Address:**

**546 East Avenue  
Rochester, New York  
Strathallan Hotel  
A Double Tree By Hilton Hotel**

550 East Ave LLC proposes to renovate the Strathallan Hotel located at 546 East Ave, in the city of Rochester. Upon completion of this \$10,590,000 project the Strathallan Hotel will become the Strathallan Hotel a DoubleTree by Hilton Hotel part of the Collection Group. The renovations include a new 3 lap indoor pool, a 2 level fitness center, additional meeting space and a new conference area and executive suites. The project is projected to create 4 new FTE jobs over the next three years. The applicant seeks approval of the JobsPlus, the job creation requirement is 4 FTE. (Note: The application is supported by a letter from the City of Rochester)

6. Approval of Minutes – Agency Meeting January 17, 2012
7. Acting Chairman Stuart – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend – Discussion Items

**Termination:**

- Lifetime Assistance Inc./Clarkson Day Treatment
- EJ DelMonte – Fairfield Airport
- Eldre Corporation

- Bigfella Enterprises
- Global Hospitality of Greece LLC
- Genesee Global (Bond Outstanding/Termination of PILOT Agreement only)
- Graver Technologies

**Miscellaneous:**

- Benefit Resource – Project Increase of \$200,000 (from \$500,000 to \$700,000.)
  
- South Pointe Landing/Unity – Project increase of \$800,000 (from \$2,500,000 to \$3,300,000)
  
- Riverview Rochester –Mortgage tax exemption on \$2.5 million. Originally approved for sales and mortgage tax exemption only. Project amount \$5.5 million.
  
- Riverview Lofts – Project Increase of \$1,056,265 (from \$3,229,985 to \$4,286,250)
  
- Deferred Compensation Plan (Resolution to amend and restate the Model Plan adopted effective August 26, 2011).

The next scheduled meeting of the Agency will be **Tuesday, March 20, 2012**