



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JANUARY 15, 2013
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

1020 JOHN STREET LLC (Sales & Mortgage Tax Exemptions Only)
240 Commerce Drive
Rochester, New York 14623

Tenant and Project Address: DDS Companies
45 Hendrix Road
Henrietta, New York 14467

1020 John Street LLC is proposing to purchase and furnish an existing 75,000 square foot building located on 5.75 acres in the Town of Henrietta to house The DDS Companies (DDS). DDS, a related entity which provides commercial and industrial construction, civil engineering and utilities construction services, has outgrown their existing space. The \$4,115,000 project will impact 215 FTEs and is projected to create 60 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemption only.

LAURELAND 2010 LLC (Lease/Leaseback with LeasePlus)
205 St. Paul Street, Suite 200
Rochester, New York 14604

Tenant & Project Address: Rochester General Hospital
2010 Empire Blvd.
Webster, New York 14580

Laureland 2010 LLC (Laureland) is proposing to redevelop an existing 10,000 square foot building on approximately 1/2 acre in the Town of Webster. The building will be leased to Rochester General Hospital (RGH) to house a new hemodialysis unit to serve the Fairport, Penfield, East Rochester, Webster and Wayne county markets. The \$1,300,000 project is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement. The job creation requirement is 1 FTE.

BRAND NETWORKS INC. (Sales Tax Exemptions Only)
180 Canal Street
Boston, MA 01944

Project Address: 61 Commercial Street
Rochester, New York 14614

Brand Networks Inc. (BNI), founded in 2007, is a leading provider of social software, marketing services and comprehensive analytics for the world's largest brands such as GE, Starbucks, American Express, JetBlue, P&G and AT&T. Notably, BNI is one of only twelve companies to earn Facebook's distinction of Strategic Preferred Marketing Developer (SPMD) which enables BNI to manage, monitor and measure brand presence on the Facebook Platform. BNI, headquartered in Boston, maintains offices in Los Angeles, New York City and Rochester, NY.

BNI has outgrown its existing 5,000 square feet of space at 250 South Avenue and is proposing to relocate to 15,000 square feet in the High Falls district located in the City of Rochester. BNI will be investing approximately \$772,460 in equipment, furniture and fixtures. The project will impact 46 FTEs and is projected to create 75 new FTEs over the next two years. The applicant is seeking approval of sales tax exemption, and has been approved for the GreatRate program.

1225 JEFFERSON LP (\$ 320,000 – Sales Tax Exemptions Only)
400 Andrews Street, Suite 500 (\$2,000,000 – Sales Tax Exemptions Only)
Rochester, New York 14604

Tenant & Project Address: TOPS Markets LLC
1225 Jefferson Road
Henrietta, New York 14623

1225 Jefferson LP is proposing to renovate approximately 55,000 square feet of the Frontier Commons Plaza in the Town of Henrietta. The space, currently occupied by Frontier Communications, will house a TOPS supermarket which is relocating from their current location at 1100 Jefferson Road. The newly renovated location will include a new store front, vestibule and canopy and a fueling station. Without the relocation, TOPS, a supermarket chain of 153 stores operating in New York, Pennsylvania and Vermont, would exit the Henrietta market, as their current business model requires the fueling station which is prohibited at their current location. The \$2,320,000 project will retain 79 FTEs and is projected to create 18 new FTEs over the next three years. 1225 Jefferson LP is seeking approval of sales tax exemption on \$320,000 in renovations. TOPS Market is seeking sales tax exemption on \$2 Million in renovations and equipment. The Town of Henrietta has requested COMIDA assistance for this project.

5. Approval of December 18, 2012 Minutes
6. Chairman Mazzullo – Discussion items
7. Executive Director Seil – Discussion items

8. Legal Counsel Townsend – Discussion items

Terminations:

- Van Zile – 3540 Winton Place
- West Linden Properties LLC/ Vincent Associates – 803 Linden Avenue
- Sweden Industrial/Allied Frozen Storage – 4 Owens Road and 300 State Street

Miscellaneous:

- Winton Place Business Center, LLC – Approve new tenant - Allens Creek Optometry
- Chaney Enterprises/1020 John Street – 45 Hendrix Road – Bond Termination and Assumption of PILOT

The next meeting of the Agency will be held on **Tuesday, February 19, 2013**

Adjournment