



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

**AGENDA – AGENCY MEETING OF FEBRUARY 19, 2013  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**College Town Rochester LLC (\$60,800,000 Lease/Leaseback w/custom abatement)**  
**1138 W. 9<sup>th</sup> Street**  
**Cleveland, OH 44113**

**Tenant & Project Address: University of Rochester, et al**  
**1351 Mount Hope Avenue**  
**Rochester, New York 14620**

College Town Rochester LLC (CTR) is proposing a mixed-use development adjacent to the University of Rochester, in the City of Rochester. CTR, in partnership with the City of Rochester, will redevelop the 14 acre site to include the demolition of all existing structures and construction of a new, mixed use development, including retail, office, residential, hotel and parking facilities. The redevelopment plan seeks to strengthen surrounding neighborhoods, increase tax revenues and create jobs while establishing a vibrant mixed-use environment that will become a regional magnet for those that live, work, shop, visit and study nearby. Anchor tenants will include Barnes & Noble and the University of Rochester. The \$60.8 million is projected to create 180 new FTEs over the next three years. The City of Rochester has requested that COMIDA provide a custom abatement for the project.

**Morgan Depot Plaza LLC (\$14,000,000-Lease/Leaseback w/custom abatement)**  
**1170 Pittsford-Victor Road, Suite 100 (\$ 9,700,000-Sales Tax Exemptions Only)**  
**Pittsford, New York 14534**

**Tenant & Project Address: TOPS Markets**  
**999 East Ridge Road**  
**Rochester, New York 14609**

Morgan Depot Plaza LLC (MDP) is proposing to redevelop the former Kmart plaza on East Ridge Road in the Town of Irondequoit. MDP proposes to demolish a portion of the plaza and to construct a new 52,000 square foot grocery store to be occupied by Tops Markets, which will be relocating from its current location at 1455 Ridge Road East. The new location will include a fueling station. Without the relocation, TOPS, a supermarket chain of 153 stores operating in New York, Pennsylvania and Vermont, would exit the Irondequoit market, as their current business model

requires the fueling station which is prohibited at their current location. The \$16 Million project will retain 79 FTEs and is projected to create 18 new FTEs over the next three years. MDP is seeking approval of mortgage tax and sales tax exemption on \$10.7 Million in construction and renovations. TOPS Market is seeking sales tax exemption on \$2 Million in renovations and equipment. The Town of Irondequoit has provided a letter of support for this project.

**Pharma-Smart International Inc.** (\$145,000-Sales Tax Exemptions Only)  
**3495 Winton Place, Bldg. A. Suite 1**  
**Rochester, New York 14623**

**Project Address:** **Rochester Technology Park**  
**773 Elmgrove Road, Bldg. #2**  
**Rochester, New York 14624**

Pharma-Smart International Inc., a designer and manufacturer of blood pressure screening equipment, has outgrown its existing location and is proposing to relocate to the Rochester Tech Park in the Town of Gates. Pharma-Smart will be investing \$145,000 to equip the new location which will include fiber optic wiring, wireless network hubs, material handling equipment and a bar code system. Pharma-Smart currently employs 29 FTEs and expects to create 2 new full-time positions. Pharma-Smart has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Merlin International Corp.** (\$103,220-Sales Tax Exemptions Only)  
**50 Bermar Park**  
**Rochester, New York 14624**

Merlin International Corp., provides high quality on-demand four color printing and related services. Merlin will be investing \$103,220 to purchase a new Tango Document Production system and to renovate their existing space. Merlin currently employs 17 FTEs and expects to create 2 new full-time positions. Merlin has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

**Pontarelli Associates** (\$712,800-Lease/Leaseback w JobsPlus)  
**367 Paul Road** (\$100,000-Sales Tax Exemptions Only)  
**Rochester, New York 14624**

**Tenant & Project Address:** **PKG Equipment Inc.**  
**367 Paul Road**  
**Rochester, New York 14624**

Pontarelli Associates (Pontarelli) is proposing to expand an existing 33,165 square foot manufacturing building in the Town of Chili which is leased to a related entity, PKG Equipment (PKG). PKG is a manufacturer of wet and dry process equipment. PKG has reached its manufacturing capacity and will utilize the additional 15,000 square feet to accommodate continued growth. The \$712,800 project will impact 40 FTEs and is projected to create 6 new FTEs over the next three years. Pontarelli is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 4 FTEs. PKG is seeking sales tax exemption on \$100,000 purchasing and job costing software.

6. Approval of January 15, 2013 Minutes
7. Chairman Mazzullo – Discussion items
8. Executive Director Seil – Discussion items
9. Legal Counsel Townsend – Discussion items

**Terminations:**

- Genesee Global Group/975 John Street
- CS Stroyer/80 Bluff Drive
- Cantisano/LiDestri/815 Whitney Road
- Clinton Asset/75 S. Clinton
- Genesee Valley/691 St. Paul Street
- E.J. DeMonte/Penfield/1005 Linden Park
- Medvest Management/1895 Mt. Hope Ave.

**Miscellaneous:**

**-550 East Avenue**/Increase project amount from \$10,590,000 to \$17,600,000.

**-Temple Bldg.**/Amending application to include \$5 Million HUD mortgage.  
Requesting mortgage tax exemption.

**-Gallina Development/550 Mile Crossing**/approve new tenant/Agrium Advanced Technologies.

**-Seamans**/approval of \$50,000 increase to \$105,000 for EquiPlus approved November, 2012.

The **Annual Meeting** of the Agency will be held on **Tuesday, March 19, 2013**

Adjournment