



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF JANUARY 21, 2014
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

Franklin Bevier LLC (\$3,850,000 – Lease/Leaseback with Custom Abatement)
221 West Division Street
Syracuse, New York 13202

Project Address: Bevier Memorial Building
42 & 48 South Washington Street
Rochester, New York 14614

Franklin Bevier, LLC, a Syracuse real estate development company, is proposing a certified historic rehabilitation of the National Register listed Bevier Memorial Building in the City of Rochester. Designed by Claude Bragdon and completed in 1910, the Bevier Memorial Building was constructed for the Rochester Athenaeum and Mechanics Institutes School of Art and Design, the precursor to RIT. RIT vacated the building in the late 1960's and the building has been vacant for approximately 15 years. The \$3,850,000 project will convert the 26,000 square foot 4-story building to mixed use, including fifteen market rate loft style apartments and 5,000 square feet of Class A office space. The project is projected to create 1 new FTE over the next three years. The City of Rochester has asked COMIDA to provide a custom abatement program. The job creation requirement is 1 FTE.

Hive@155, LLC (\$6,889,267 – Lease/Leaseback with CUE)
114 St. Paul Street
Rochester, New York 14604

Project Address: 155 & 169 St. Paul Street
Rochester, New York 14604

Hive@155 LLC, a local real estate development company, is proposing the rehabilitation of two adjacent, currently vacant commercial buildings in the St. Paul corridor of the City of Rochester. The buildings, totalling approximately 53,000 square feet, have been designated as "Historically Significant" by the New York State Historic Preservation Office. The \$6.8 Million project will create a mixed use property with 54 live/work lofts and approximately 4,000 square feet of street retail. The project is projected to create 3 new FTEs over the next three years. The project qualifies for the City CUE program and is applying to COMIDA for sales and mortgage tax exemption only.

Morgan Hard Road LLC (\$24,300,000 – Lease/Leaseback with Jobs Plus)
1080 Pittsford-Victor Road
Suite 100
Pittsford, New York 14534

Project Address: Royal Highlands: A Senior Community
Hard Road & Picture Parkway
Webster, New York 14580

Morgan Hard Road LLC, a local real estate development company, is proposing Royal Highlands senior housing in the Town of Webster. The project will include 150 senior rental units in total, with 74 units in a three-story building, 16 four unit buildings, and 6 duplex buildings, along with associated pool and community center accommodations on 27 acres. Total square footage is 196,197 square feet. The \$24,300,000 project is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus tax abatement program. The job creation requirement is 1 FTE.

5. Approval of Minutes – Agency meeting December 17, 2013
6. Chair Mazzullo – Discussion Items
7. Executive Director Seil – Discussion Items
8. Legal Counsel Townsend – Discussion Items

Miscellaneous:

- Legacy at Erie Station - Reinstatement of PILOT
- Wegmans Eastway (Empire Blvd) - Release of a portion of land
- 384 East Ave (John Billone) - Mortgage Modification
- H&T Development LLC – Urgent Care - Release of portion of land
- North Forest #3, LLC – 103 Canal Landings – Approve LTK Consulting Services Inc. as additional tenant
- Cucinelli Family LLC - amend existing lease to remove #30 Hytec Circle (Lot R7)
- Cloverwood Senior Living - execute Defeasance Agreement

The next Agency meeting will be held on Tuesday, February 18, 2014.