



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

**AGENDA – AGENCY MEETING OF JULY 15, 2014  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**50 Holleder Parkway LLC  
259 Alexander Street  
Rochester, New York 14607**

**(\$2,800,000 – Lease/Leaseback with jobsPlus)  
(\$ 135,000 – Sales Tax Exemptions Only)**

**Tenant & Project Address:**

**Isaac Heating and Cooling Inc.  
50 Holleder Parkway  
Rochester, New York 14607**

50 Holleder Parkway LLC, a Buckingham Properties real estate company, is proposing to purchase and renovate the 70,108 square foot former Mercury Print facility on 4.4 acres in the City of Rochester. The building will be leased to Isaac Heating and Cooling Inc. (IHC). IHC, founded in 1945 and one of the area's largest HVAC companies, has outgrown their existing space. The \$2.9 Million project will impact 202 FTEs and is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 20 FTEs. IHC is seeking sales tax exemption on furniture, fixtures and equipment. The Benefit/Incentive ratio is 15.1:1.

**25 Methodist Hill Drive  
PO Box 230  
Henrietta, New York 14467**

**(\$10,720,000 – Lease/Leaseback with JobsPlus)  
(\$ 2,975,000 – Sales Tax Exemptions Only)**

**Tenant & Project Address:**

**Pictometry International Corp.  
25 Methodist Hill Drive  
Rochester, New York 14623**

25 Methodist Hill Drive LLC, a LeFrois real estate development company, is proposing the construction of a 72,000 square foot commercial building on 5.64 acres in the Town of Henrietta. The property will be leased to Pictometry International Corp. (PIC), a leading provider of geo-referenced, aerial image libraries and related software, and will serve as PIC's corporate headquarters. The \$13,695,000 project will impact 198 FTEs and is projected to create 20 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 20 FTEs. PIC is seeking sales tax exemption on build out, furniture, fixtures and equipment. The Benefit/Incentive ratio is 2.4:1.

**Van Hook Service Co., Inc.  
76 Seneca Avenue  
Rochester, New York 14621**

**(\$240,000 – Sales Tax Exemptions Only)**

Van Hook Service Co., Inc. (VH), founded in 1973, provides industrial, commercial and public sector refrigeration and air conditioning services. VH is proposing to purchase up to eight fleet vehicles. VH currently employs 40 FTEs and expects to create 4 new full-time positions. VH has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 8.1:1.

**Express Delivery LLC  
dba Instant Again  
1277 Mt. Read Blvd.  
Rochester, New York 14606**

**(\$75,000 – Sales Tax Exemptions Only)**

Express Delivery LLC dba Instant Again (ED), a local on-demand courier and trucking company, is adding to its fleet with the purchase of a box truck for \$75,000. ED currently employs 35 FTEs and expects to create 1 new full-time position. ED has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 2.2:1

**Clinton Court LLC  
259 Alexander Street  
Rochester, New York 14607**

**(\$21,100,000 – Lease/Leaseback with custom  
abatement)**

**Project Address:**

**1 Bausch and Lomb Place  
Rochester, New York 14605**

Clinton Court LLC, a partnership of local developers including Larry Glazer and Bob Morgan, is proposing to acquire (\$15.1 Million) and renovate (\$6 Million) the Bausch and Lomb Tower in the City of Rochester. The purchase of B&L by Valeant Pharmaceuticals in May 2013, and the subsequent consolidation of the retained B&L employees to the Goodman Street location resulted in a steep decrease in occupancy at the B&L Tower. Current occupancy is 54%. The City of Rochester has asked COMIDA to provide a custom property tax abatement which will enable the developer to lower total occupancy costs in order to incentivize current tenants to renew leases and to attract out-of-town firms to relocate to downtown Rochester. The \$21,100,000 project is projected to create 65 new FTEs over the next three years. The Benefit/Incentive ratio is 1.06:1.

6. Approval of Minutes – Agency meeting June 17, 2014
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel – Discussion Items

-B & L Consent & Estoppel

The next meeting of the Agency will be held on Tuesday, August 19, 2014.

Adjournment