



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 21, 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:

**44 Jetview Drive LLC (\$3,400,000 – Lease/Leaseback with JobsPlus)
44 Jetview Drive
Rochester, New York 14624**

44 Jetview Drive LLC, a real estate holding company, is proposing a 74,000 square foot warehouse expansion to an existing 40,000 square foot commercial building in the Town of Chili. The building is leased to a related entity, Inland Transport Services Inc., a transportation and warehouse provider serving the international freight forwarder sector. The addition will provide needed space for additional growth. The \$3.4 Million project will impact 4 FTEs and is projected to create 7 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.6:1.

**AFT Properties of Rochester (\$1,557,200 – Lease/Leaseback with JobsPlus
100 Thruway Park Drive
West Henrietta, New York 14586**

**Tenant & Project Address: American Filtration Technologies LLC
American Machining Technologies, Inc.
100 & 112 Thruway Park Drive
West Henrietta, New York 14586**

In 2003, COMIDA approved incentives to AFT Properties of Rochester LLC (AFTP) to construct a 30,000 square foot building in the Town of Henrietta which is leased to a related entity, American Filtration Technologies LLC (AFT), a manufacturer of aftermarket replacement industrial liquid filter elements. AFT is now proposing a 23,000 square foot expansion of its production and office facilities to ensure future growth and to accommodate a new related entity, American Machining Technologies LLC. The \$1,557,200 project will impact 27 FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 3 FTEs. AFT is seeking approval of sales tax exemptions on \$50,000 of equipment, furniture and fixtures. The Benefit/Incentive ratio is 4.3:1.

Metro Falls Development LLC (\$1,570,000 – Lease/Leaseback with custom abatement)
44 Exchange Blvd.
Rochester, New York 14614

Project Address: 60-74 Browns Race
Rochester, New York 14614

Metro Falls Development LLC, (MFD), a local real estate development company, is proposing the redevelopment of the Centers at High Falls in the City of Rochester. The 38,295 square foot complex will be redeveloped for commercial space, two live/work residences and dining/banquet facilities. The City of Rochester is supportive of the project as part of the City's revitalization efforts, and has asked COMIDA to consider a custom PILOT for the project. The \$1,570,000 project is projected to create 14 new FTEs over the next three years. The applicant is seeking approval of the custom PILOT. The Benefit/Incentive ratio is 10.1:1.

SC Park Associates LP (\$4,821,000 – Lease/Leaseback with LeasePlus)
183 East Main Street, Suite 600
Rochester, New York 14604

Tenant & Project Address: The Unity Hospital of Rochester
500 Island Cottage Road
Rochester, New York 14612

SC Park Associates LP, a Conifer real estate development entity, is proposing the acquisition, complete renovation, and a 2,100 square foot expansion of an existing 15,400 square foot medical office building in the Town of Greece. The building is leased to Unity Hospital which offers ob/gyn, family medicine and laboratory services. The renovation and expansion includes space for planned growth, maximizing efficiency of the existing space and update of all building systems. The \$4,821,000 project will impact 34 FTEs and is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 1.4:1.

NimbleUser/Van Damme Associates (\$60,000 – Sales Tax Exemptions Only)
656 Kreag Road
Pittsford, New York 14534

NimbleUser (NU), founded in 1992, provides association management software primarily serving the professional or trade association market. NU is proposing additional equipment acquisitions and property renovations at their current location in the Town of Pittsford. The expansion is needed to accommodate growth of the company. NU currently employs 33 FTEs and expects to create 11 new full-time positions. NU has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 41.1:1.

6. Approval of Minutes – Agency meeting September 16, 2014
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items

9. Ann Burr, Chair Finance Committee
 - Approve Minutes/October 9, 2014
 - Presentation/approval COMIDA 2015 Budget

10. Legal Counsel – Discussion Items

Miscellaneous:

- Pelusio Spencerport LLC**/transfer and assumption of PILOT by Spencerport Investors LLC

Termination:

- Rochester Broadway Theatre League**/termination and release of COMIDA guarantee

The next meeting of the Agency will be held on Tuesday, **November 18, 2014**.
Adjournment