



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**

**AGENDA – AGENCY MEETING OF JANUARY 27, 2015  
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:

**Bausch & Lomb Inc.  
1400 North Goodman Street  
Rochester, New York 14609**

**(\$117,974,000 – Lease/Leaseback with custom  
abatement)**

Bausch & Lomb Inc. (B&L) is a leading global eye health business including ophthalmic pharmaceuticals, contact lenses, lens care products, ophthalmic surgical devices and instruments. B&L's 800,000 square foot manufacturing facility is located on 56 acres in the City of Rochester. B&L is proposing an \$117,974,000 project to accommodate four new technology high speed contact lens manufacturing lines. The project will impact 820 FTEs and is projected to create 112 new FTEs over the next three years. The City of Rochester has requested COMIDA provide a custom abatement. RG&E will be providing incentives and ESD will be providing up to \$11 Million in incentives to support this project as well. The Benefit/Incentive ratio is 2.05:1

**DHD Ventures of New York LLC  
2604 Elmwood Avenue, Suite 352  
Rochester, New York 14618**

**(\$10,127,885 – Lease/Leaseback)**

**Project Address:**

**88 Elm Street  
Rochester, New York 14604**

DHD Ventures of New York LLC, (DHD) a local real estate development group, is proposing the renovation of an existing vacant office building at Midtown Plaza in the City of Rochester. Originally built in 1920, the 13 story property on .14 acres is currently owned by the City of Rochester. DHD is proposing to renovate the 80,127 square feet to include a new headquarters on the 13<sup>th</sup> floor, with apartments on floors 2-12 and retail on the first floor. The \$10,127,885 project is projected to create 35 new FTEs over the next three years. The project is eligible for the City's CUE program. Applicant is seeking COMIDA approval for sales and mortgage tax exemption. The Benefit/Incentive ratio is 4.45:1.

**Carestream Health Inc.**  
**150 Verona Street**  
**Rochester, New York 14608**

**(\$11,930,000 – Sales Tax Exemption Only)**

Carestream Health Inc., a leading global provider of innovative medical imaging and health care information and technology solutions is proposing a renovation and modernization project at its three Monroe County locations. The project will include the renovation of the company's world headquarters at 150 Verona Street and roof replacement at 1049 West Ridge Road in the City of Rochester, and the renovation of space at 1600 Lexington Avenue in the Town of Greece. The \$11,930,000 project will impact 1,163 FTEs. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 1.69:1.

**BCC Software, LLC**  
**75 Josons Drive**  
**Rochester, York 14623**

**(\$222,056 – Sales Tax Exemptions Only)**

BCC Software, LLC (BCC) develops and supports mail management software services under USPS guidelines. BCC is located in Henrietta and will be upgrading its computers and data center infrastructure to more efficiently meet current and future needs. The investment will be approximately \$222,000. BCC currently employs 73 FTEs and expects to create 3 new full-time positions. BCC 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 3.8:1.

6. Approval of Minutes – Agency meeting December 16, 2014
7. Vice Chair Burr – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel – Discussion Items

**Miscellaneous:**

- **Button Lofts**  
Increase in project costs of \$180,000 to \$6.2 Million and mortgage tax exemption (original approval \$6,020,000 – August 2013)
- **Homestate Asset Management LLC – 111 East Avenue**  
Increase in project costs of \$7.4 Million to \$22.4 Million and mortgage tax exemption (original approval \$15,000,000 – November 2013)
- **Shortino Properties**  
Increase in project costs of \$194,000 to \$2,194,000 (original approval \$2,000,000 – August 2013)

- **Gallina Cambridge LLC**  
Increase in project costs of \$300,000 to \$4,300,000 and approve new tenant – Petrella, Phillips LLP  
(original approval \$4,000,000 – May 2013)

**Termination:**

- Relt Management & Research LLC – Lenel – 1212 Pittsford Victor Road

**The next meeting of the Agency will be held on Tuesday, February 17, 2015**