



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – JULY 19, 2016
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Vice Chair Burr – Introduction of new COMIDA Board Members
4. Loewke Brill Report

Applications:

**WoodSpring Suites Rochester NY Northwest LLC (\$8,096,610 - Lease/Leaseack with Abatement)
8621 E. 21st Street North
Wichita, KS 67206**

Tenant:

**WoodSpring Suites Rochester NY Northwest LLC
145 Bellwood Drive
Rochester, New York 14605**

WoodSpring Suites Rochester NY Northwest LLC (WoodSpring), is proposing the construction of an extended stay hotel in the Town of Greece. Located on 3.54 acres in the Canal Ponds Business Park the project will provide 123 rooms encompassing 48,310 square feet. Amenities will include suites with kitchen units, including dishwashers, storage and on site laundry facilities. Rates vary with the length of stay. The \$8 million project will create 5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2:3:1.

**Middle Road Properties, LLC
200 Red Creek Drive, Suite 200
Rochester, New York 14623**

(\$8,905,366 – Lease/Leaseback with Abatement)

Tenant & Project Address:

**Rochester General Hospital
155 Lond Pond Road
Rochester, New York 14624**

Middle Road Properties LLC, a local real estate development company, is proposing the construction of a 32,500 square medical campus in the Town of Henrietta. The tenant will be Rochester General Hospital, with the primary service provider being Red Creek Orthopedics. The campus will also house internal and family medicine services, an imaging center and patient laboratory. The \$8.9 million project will impact 20 FTEs and is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement. The job creation requirement is 2 FTEs The Benefit/Incentive ratio is 2.3 : 1.

**Tech Park Owner LLC
789 Elmgrove Road
Rochester, New York 14624**

(\$17,250,000 - Project Amount)

Tenant & Project Address:

**Maximus
789 Elmgrove Road
Rochester, New York 14624**

Tech Park Owner is proposing to renovate 200,000 square feet at 789 Elmgrove Road in the Town of Gates to be leased to Maximus. Headquartered in Reston, Virginia, Maximus is a publicly traded company that provides contract based administrative and regulatory services to federal, state and local governments. Maximus will be expanding its existing customer contact operations. The \$17 million project will impact 325 FTEs and is projected to create 2,100 new FTEs over the next three years. Additional renovations will facilitate the next phase of Tech Park development to include tenants AMC Medical Laboratories and Barilla Pasta. The applicant is seeking approval of sales and mortgage tax exemptions only. Maximus is seeking sales tax exemption on IT equipment and furniture. The Benefit/Incentive ratio is 48.2 : 1.

**Five Star Bank
55 North Main Street
Warsaw, New York 14569**

(\$6,853,000 – Project Amount)

Project Address:

**100 Chestnut Street
Rochester, New York 14620**

Five Star Bank, a New York State chartered community bank, is proposing moving its regional administrative center to downtown Rochester. The bank will lease 56,342 square feet in the former HSBC Plaza, to include a retail branch as well as administrative and back office operations, a data center and training rooms. The building will be renamed Five Star Bank Plaza. The \$6.8 million project will impact 124 FTEs and is projected to create 48 new FTEs and over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 32.8 : 1.

**2695 Apartments LLC
1080 Pittsford Victor Road
Pittsford, New York 14534**

(\$23,545,194 – Project Amount)

Tenant & Project Address:

**2695 Apartments LLC
1080 Pittsford Victor Road
Pittsford, New York 14534**

2695 Apartments LLC (2695) a local real estate development company, is proposing a \$23.5 million redevelopment on an 18 acre site which in the Town of Henrietta at the site of the former Dome Arena. The project includes construction 124 apartment units in 8 buildings, totaling 161,070 square feet as well as a 8,500 square foot club house and garages. The project is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The Town of Henrietta has written a letter supportive of this project. The Benefit/Incentive ratio is 4.8 : 1.

**Frocione Properties LLC
Bridge Street @ 100 Matthews Avenue
Syracuse, New York 13209**

(\$8,081,556 – Lease/Leaseback with JobsPlus)

Tenant & Project Address:

**Big Apple Deli Products Inc.
150 FedEx Way
Rochester, New York 14624**

Frocione Properties LLC, a real estate holding company, is proposing to acquire, renovate and expand an existing 44,000 square foot warehouse on 5.51 acres in the Town of Gates. The property will be leased to a related entity, Big Apple Deli Products Inc. (BADP), a broadline food distributor. Founded in 1975, BADP services restaurants, delicatessens, pizzerias and convenience stores, as well as Wegmans stores in six states. BADP will retain its existing Rochester Public Market location. The project will impact 81 FTEs and is projecting to create 41 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus Property tax abatement. The job creation requirement is 8 FTEs. BADP is seeking approval of sales tax exemptions on in equipment. The Benefit /Incentive ratio is 2.8 : 1.

5. Approval of Minutes – Agency meeting May 17, 2016

6. Vice Chair Burr – Discussion Items

-Election of Officers

7. Legal Counsel - Discussion Items

Miscellaneous:

-Morgan U-Ave LLC – Final approval.

-CityGate – Anthony J. Costello & Son (Samantha) Development, LLC – Add new entity to sales tax and mortgage tax exemption package.

-Thomas Creek Enterprises Inc. – Assumption of existing project by 80 Lyndon Rd. LLC. No new benefits.

-Recapture Policy and Uniform Project Evaluation Policy

-Signing authority for sales tax packages

-Appoint public hearing officer(s)

8. Bonadio – Verified Exemptions

9. Public Comments

The next scheduled meeting of the Agency will be held on **Tuesday, August 16, 2016**