



*News From*

# **Maggie Brooks**

## *Monroe County Executive*

**For Immediate Release**  
Tuesday January 18, 2011

### **BROOKS ANNOUNCES PROJECTS APPROVED BY COMIDA**

**Monroe County Executive Maggie Brooks** announced that the County of Monroe Industrial Development Agency (COMIDA) today approved assistance for five local economic development projects.

*“In today’s global economy, companies have the opportunity to do business anywhere in the world,”* said **County Executive Maggie Brooks**. *“Here in Monroe County, we are fortunate to have a wide-variety of incentives to offer companies looking to relocate, expand or make investments in our local economy.”*

The following projects were approved by COMIDA:

**4036 W. Ridge Road, LLC** [Lease/Leaseback with JobsPlus]  
**1612 Ridge Road East**  
**Rochester, New York 14621**

**Tenant/Address:**                    **Route 390 Nissan LLC dba Ideal Nissan**  
   **4036 West Ridge Road**  
   **Rochester, New York 14626**

4036 W. Ridge Rd. LLC will be constructing a 16,700 square foot automobile facility on West Ridge Road in the Town of Greece. The facility will be the first and only electric vehicle charging station in the Town of Greece. The facility will be heated solely by waste oil from vehicle oil changes. The \$4,530,000 project is projected to create 13 new FTE within three years. The Town of Greece is supportive of this project and has requested that COMIDA provide a 10 year PILOT agreement. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 4.

**Eagles Landing 1, LLC** (Lease/Leaseback with JobsPlus)

**Tenant/Address:**                    **Columbia Analytical Services, Inc.**  
   **Eagles Landing Business Park**  
   **1565 Jefferson Road, Building 300**  
   **Rochester, New York 14623**

Eagles Landing 1, LLC will complete building 300 at 1565 Jefferson Road to house tenant Columbia Analytical Services, Inc. Columbia will be leasing 23,564 square feet of the 51,503 square foot facility located in the Town of Henrietta. Columbia is a full service analytical laboratory that provides testing for air, soil, water and more. Columbia is headquartered in Kelso, Washington and operates laboratories in seven

locations throughout the United States. Columbia considered relocating the Rochester lab out-of-state, before deciding to expand their operations in Monroe County. The cost to renovate the facility for Columbia will be \$2.8 million project. Columbia employs 52 and will be creating 10 new jobs. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 6 FTE. In addition, Columbia will be seeking sales tax exemption on purchases totaling \$1,088,000.

**His Land VI, LLC** (Lease/Leaseback)  
**1260 Lyell Ave.**  
**Rochester, New York 14606**

**Tenant/Address:                   Genesis Vision, Inc.**  
**920 Emerson Street**  
**Rochester, New York 14606**

His Land VI, LLC (His Land) will be purchasing a 41,000 square foot building on 2.67 acres at 920 Emerson Street in the City of Rochester. The cost of the building and renovation is \$910,000. His Land will renovate 25,000 square feet for Genesis Vision and warehouse space for Rochester Optical. Genesis produces optical frames sold to the military. Genesis currently employs 24 and projects to create 6 new FTE within three years. Genesis will be investing \$100,000 in renovation and equipment as well.

**Mt. Ridge Realty Associates, LLC** (Lease/Leaseback with JobsPlus)  
**999 Ridgeway Avenue**  
**Rochester, New York 14615**

**Tenant:                               Advent Tool and Mold Co., Inc.**

Advent Tool and Mold Co, Inc. (Advent) is a manufacturer of custom injection molds and highly engineered plastic parts and assemblies. Advent has a critical need for additional assembly, warehouse and clean room space and is proposing to construct a 26,243 square foot addition to their 53,000 square foot manufacturing facility at 999 Ridgeway Avenue in the City of Rochester owned by Mt. Ridge Realty Associates, LLC. Advent considered relocating outside Monroe County and received offers for incentives from the State of Colorado and the City of Boulder (where a major customer is located). The \$2,000,000 project is projected to create 28 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 17 FTE.

Advent previously received COMIDA benefits in 1990 for the construction of 999 Ridgeway Avenue. Employment at that time was 58 FTE. Advent was approved for additional benefits in 1999 to expand their facility. Employment at that time was 125 FTE.

**Riverview Rochester, LLC** (Lease/Leaseback – Sales Tax Only)  
**31 East Main Street**  
**Rochester, New York 14614**

**Project Address:                 44 Exchange Blvd.**  
**Rochester, New York 14614**

Riverview Rochester, LLC is proposing to convert the former Central Trust Bank building located on the corner of Exchange Blvd. and Broad Street into residential apartments. The 65,000 square foot, five-story building has been vacant since 2000 and will be renovated using a preservation approach to preserve the historic nature of the structure. The \$5.4 million project will result in the creation of 29 residential units consisting of twenty-five two bedroom apartments and four studios. Project qualifies for the City of Rochester Commercial Urban Exemption Program for property tax abatement. The applicant seeks exemption of sales tax only.

The EquiPlus program combines the investment incentives of the GreatRate and GreatRebate programs with the sales tax exemptions offered through COMIDA. Companies that receive GreatRate or GreatRebate benefits through MCIDC for the purchase of equipment can receive an additional sales tax exemption on the purchase of that equipment through COMIDA.

COMIDA also offers property tax abatement through JobsPlus, Green JobsPlus and LeasePlus. The property tax abatement applies only to an increase in assessment in property value for each project.

COMIDA is a not-for-profit, public benefit corporation and governmental agency. Its purpose is to actively promote, encourage, attract and develop job opportunities in the community, by encouraging established businesses to expand locally and attracting new industries to the Monroe County area. COMIDA incentives apply toward the purchase of land and construction of new facilities, the expansion of existing buildings, the purchase of new machinery and equipment, as well as the renovation of existing facilities.

COMIDA does not lend any money to these projects, and projects receiving assistance are required to use 100% local labor. Assistance is provided through tax exemptions and abatements, and access to lower interest rates through tax-exempt bond issues. COMIDA provides this assistance without any taxpayer dollars. Income is generated by the fees charged to applicants. These monies have been reinvested in the community to advance economic growth and job creation.

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**Media Inquiries, contact:**

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