



News From

Maggie Brooks

Monroe County Executive

For Immediate Release
Tuesday October 20, 2009

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 three local economic development projects.

“Monroe County is proud to partner with these three companies as they grow and invest in our local economy,” said **County Executive Maggie Brooks**. *“These new investments will help strengthen our local economy by creating and retaining highly-skilled jobs for the residents of this community.”*

The following projects were approved by COMIDA:

Armand D’Alfonso, as agent for entity to be formed (Lease/Leaseback)
1507 Monroe Avenue
Rochester, New York 14618

Tenant/Project Address: **Nothnagle Realtors and Allstate**
Nothnagle Insurance Agency
217 & 179-191 W. Main Street
Rochester, New York 14614

The applicant is proposing to acquire and renovate an historic office building in the Cascade District of the City of Rochester. The four story, 27,000 square foot building will be completely renovated into Class A office space to serve as the new headquarters for Nothnagle Realtors and Allstate Nothnagle Insurance Agency. The project also consists of the acquisition of a parking lot located directly adjacent to the property. Nothnagle Realtors is a full-service realty firm serving Western New York. Allstate Nothnagle Insurance Agency provides homeowners, auto and life insurance products. The \$3.9MM project will impact 42 existing employees and is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 5 FTE.

Seton Properties, LLC (Lease/Leaseback)
545 Basket Road
Webster, New York 14580

Tenant/Project Address: **Studco Building Systems US, LLC**
1700 Boulter Industrial Parkway
Webster, New York 14580

Studco Building Systems US, LLC (Studco) is a manufacturer of prefabricated framing systems and steel building products. Studco is proposing to construct a 34,850 square foot manufacturing plant with a 9,600 SF canopy and 14,400 SF of office space. The new

facility will be located on 8.9 acres at 1700 Boulter Industrial Parkway in the Town of Webster. The \$2.8MM project will impact ten existing employees and is projected to create three new FTE within three years. Five employees are expected to remain at the Basket Road facility which will remain operational. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 2 FTE.

Cortese Dodge, Inc. (Lease/Leaseback)
2400 West Henrietta Road
Rochester, New York 14623

Cortese Dodge, Inc. (Cortese) is an automobile dealership located at 2400 West Henrietta Road in the Town of Brighton. Founded in 1974, Cortese was the first dealership in the Cortese Auto Group which has grown to include three other dealerships in the Town of Brighton. Cortese is proposing to renovate and expand their 25,511 square foot facility to meet the criteria for acquiring the Chrysler and Jeep Brands. The completed project will include a 1,824 square foot addition to be used as a new showroom, expanded customer lounge and new office space. The \$1.4MM project will impact 41 existing employees and is projected to create 5 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 5 FTE.

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:
Department of Communications at 753-1080