



News From

Maggie Brooks

Monroe County Executive

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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 six local economic development projects.

“COMIDA is proud to partner with these six companies as they invest over \$36 million in our local economy and create jobs for residents,” said **County Executive Maggie Brooks**. *“The investments made by these companies will help keep our economy moving forward and I’d like to thank them for their commitment to Monroe County.”*

The following projects were approved by COMIDA:

Tops Markets, LLC (Sales Tax Only)
6363 Main Street
Williamsville, New York 14224

Project Address: 26 Slayton Avenue
Spencerport, New York 14559

Tops Markets, LLC (Tops) is an Amherst-based grocery store chain that was founded in the 1920’s. Tops intends to renovate 37,000 square feet of space in the Village Plaza to open a new full-service grocery store. The Village of Spencerport has been without a grocery store since 2006. The \$3.5 million project will include the addition of a new loading dock and the installation of a fueling station in the parking lot. Tops projects to create 66 new FTE within three years and is requesting a sales tax exemption only.

Carestream Health, Inc. (Sales Tax Only)
150 Verona Street
Rochester, New York 14608

Carestream Health Inc. (Carestream) provides medical and dental imaging systems and information technology solutions; molecular imaging systems; and non-destructive testing products to a broad base of customers in 150 countries. Carestream, which employs approximately 7300 worldwide, is headquartered in Rochester NY. This \$8 million project will include \$6 Million headquarter facilities renovation and \$2 million global data center electrical utility upgrade. Carestream is seeking sales tax exemption only for this project.

D4, LLC (JobsPlus)
300 Main Street
East Rochester, New York 14445

Project Address: 222 Andrews Street
Rochester, New York 14604

D4 LLC (D4) is a leading national discovery management, computer forensics and litigation support organization. Founded in 1997, D4 operates two data centers locally and has offices nationwide. D4's state-of-the-art technology allows corporations and other organizations to solve time sensitive e-Discovery and document production obligations. D4 is currently located in East Rochester with two smaller locations for servers and equipment. In order to better serve their clients and employees, they are proposing to purchase and renovate an 11,000 square foot building located at 222 Andrews Street in the City of Rochester. The new facility will serve as D4's national headquarters and have a state-of-the-art, Tier 1 Data Center for data hosting, processing and web review services. The \$831,933 project will impact 25 existing employees and is projected to create 18 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 3 FTE.

Navitech Services Corporation (Sales Tax Only)
198 Park Avenue
Rochester, New York 14607

Navitech Services Corporation (NSC) provides project technology management services to two local development corporations established on behalf of Monroe County (Upstate Telecommunications Corporation and Monroe Security & Safety Systems Local Development Corporation) facilitating the installation of modern technology equipment for the County and public safety facilities.

1. Upstate Telecommunications is a LDC which provides technological supports for the County's hard/software systems
2. Monroe Security & Safety Systems is an LDC which provides modern communications and information technology support to public safety services in the County.

This \$23,644,914 project encompasses the purchase of equipment which will be leased to Monroe County. Designation as a tax exempt organization is pending approval; therefore, NSC is seeking sales tax exemption through COMIDA. Without this exemption, the cost of the sales tax would be passed along to the County and tax payers. Approval for up to \$100,000.

Maximus Hill LLC (Sales & Mortgage Tax Only)
305 Madison Avenue
New York, New York 10165

In 2005, Maximus Hill LLC (Maximus) was approved for a \$2.4 Million renovation of the Davie Building located in the St. Paul Quarter of the City of Rochester. Since completion, the Davie project has experienced a 90%+ occupancy rate for its loft apartments.

Based on the success of that project, Maximus is now proposing to renovate the former One Beacon Insurance building, adjacent to the Davie project. This \$762,000 project will convert the 27,000 square foot commercial office property into 11 market rate work/live rental lofts, an indoor courtyard and tenant fitness center. The project is projected to create two new FTEs within three years. Maximus is seeking sales & mortgage tax exemption only.

Oyagen, Inc. (EquiPlus)
77 Ridgeland Road
Henrietta, NY 14623

Oyagen Inc. is a bio pharmaceutical company engaged in drug discovery. Their current goal is to identify chemistry for drug development on a novel drug for HIV therapeutics. Oyagen is purchasing \$434,000 in new equipment. Oyagen is seeking approval of the EquiPlus program. Oyagen has 4 employees and expects to create 10 new jobs over the next three years. Oyagen has been approved for the GreatRebate program through Monroe County Industrial Development Corporation.

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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