



*News From*

# **Maggie Brooks**

## *Monroe County Executive*

For Immediate Release  
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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 five local economic development projects.

*“COMIDA is an excellent resource when it comes to promoting economic growth, supporting local businesses, and retaining and creating jobs in Monroe County,”* said **County Executive Maggie Brooks**. *“We are proud to partner with these companies as they invest in our local economy and thank them for their commitment to doing business in our community.”*

The following projects were approved by COMIDA:

**1067 Ridge Road Holdings, LLC** [Lease/Leaseback with JobsPlus]  
**1 John James Audubon Parkway**  
**Amherst, New York 14228**

**Tenant/Address: Rochester Immediate Care**  
**1065 Ridge Road**  
**Webster, New York 14580**

1067 Ridge Road Holdings, LLC proposes to construct a 10,830 square foot medical office building on 1.83 acres at 1065 Ridge Road in the Town of Webster. The facility will be leased to Rochester Immediate Care (RIC) which will operate an urgent care center to diagnose and treat non-life threatening issues and provide diagnostic tests, laboratory tests, vaccinations, physicals and corporate health services. RIC will be open 365 days a year with extended hours on weekends and in the evenings to help relieve the burden on the local healthcare system. The \$4.3 million project is projected to create 23 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Greg Stahl Properties, LLC** (Lease/Leaseback with JobsPlus)  
**2888 Sweden Walker Road**  
**Brockport, New York 14420**

**Tenant/Address: Websmart Auto, Inc.**  
**4621 W. Ridge Road**  
**Spencerport, New York 14559**

Greg Stahl Properties, LLC proposes to construct a 7,500 square foot building on a 7.9 acre parcel in the Town of Parma. Websmart Auto, Inc. (Websmart) will lease the facility for their headquarters and vehicle processing center. Websmart is an internet seller of pre-owned cars and trucks with clients throughout the continental United States. Currently the company operates out of various locations which are costly and inefficient. Jobs will be created in the areas of accounting, certified technicians; web based marketing and general labor. Retail sales will continue at 1225 W. Ridge Road. Websmart currently employs 5 FTE and will create 9 new FTE positions in three years. Websmart seeks approval for the JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

**Webster Auto Mall, LLC** (Lease/Leaseback with JobsPlus)  
**780 Ridge Road**  
**Webster, New York 14580**

**Tenant/Address:                   The Viola Group, LLC**  
**780 Ridge Road**  
**Webster, New York 14580**

Webster Auto Mall, LLC will be constructing a 6,300 square foot addition to an existing 22,220 square foot facility located at 780 Ridge Road in the Town of Webster. The addition will be used for a new business, The Viola Group LLC, which will modify and customize storage containers that will be leased to contractors for temporary portable offices, construction site storage and other commercial uses. The \$378,000 project is projected to create 3 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The Jobs Plus job creation requirement is 1 FTE.

**The Viola Group, LLC** (EquiPlus)  
**780 Ridge Road**  
**Webster, New York 14580**

The Viola Group LLC (VG) is a new business which will modify and customize storage containers. VG will be purchasing equipment for the business including a forklift, welders, plasma cutters, compressors, grinders, torches and hand tools. The \$150,000 in equipment purchases has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The EquiPlus job requirement is 1.

**Scott's Auto Fixit, Inc.** (EquiPlus)  
**780 Ridge Road**  
**Webster, New York 14580**

Scott's Auto Fixit, Inc. (Scott's) is proposing to purchase \$150,000 in spray booths and related equipment which will allow the business to expand into the demonstration, sale and distribution of more environmentally friendly auto body repair waterborne paint sprayer systems. Waterborne paint sprayer systems lower air pollutant emissions, provide better paint color matches and coverage and provide a healthier environment for shop employees. Scott's currently employs 2 and expects to create 1 new full-time position.

Scott's has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

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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