



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 seven local economic development projects.

“Monroe County, through COMIDA, is proud to partner with PAETEC Communications on their new downtown corporate headquarters that will create 70 new jobs for local residents and revitalize the Midtown area,” said **County Executive Maggie Brooks**.

The following projects were approved by COMIDA:

Mt. Read-Emerson Street Properties, LLC (\$2,275,000 Lease/Leaseback with JobsPlus)
333 Colfax Street (\$400,000 – Monroe School Transportation)
Rochester, New York 14606

Tenant/Project Address: **Monroe School Transportation**
970 Emerson Street
Rochester, New York 14606

Mt. Read-Emerson Street Properties proposes to construct a 9,380 square foot expansion to the existing 12,400 square foot facility at 970 Emerson Street in the City of Rochester. The facility is leased to Monroe School Transportation, Inc. (MST) a transportation company that provides charter, shuttle and bus rental services to schools and businesses. MST has outgrown the facility and needs additional bus maintenance, repair, office and drivers' areas. MST employs 25 FT and 332 PT and expects to create 29 new positions. The expansion cost is \$1,275,000. MST will be investing \$400,000 in the project as well. Mt. Read-Emerson will be applying for JobsPlus. The JobsPlus requirement is 19.

PAETEC Realty LLC (Lease/Leaseback with Green JobsPlus)
On behalf of an entity to be formed
600 Willowbrook Office Park
Fairport, New York 14450

Tenant/Project Address: **PAETEC Communications, Inc.**
233-257 East Main Street
Rochester, New York 14604

PAETEC Realty LLC will be constructing a 3 ½ story facility of approximately 223,000 square feet on a 1.851 acre parcel to house PAETEC Communications new corporate headquarters. The \$60.3 million investment in downtown Rochester will be the cornerstone for the redevelopment of the Midtown area. PAETEC Communications, Inc. was started in 1998

providing integrated communication services in voice, data, and security services as well as providing expertise on related equipment and software. PAETEC will be applying for GreenJobs Plus. They will initially move 700 of their 838 employees downtown and expect to create 70 new jobs over the next 3 years.

S&S Realty of Rochester (\$2,474,903 Lease/Leaseback with JobsPlus)
900 John Street (\$55,560 – Lake Beverage Corp.)
West Henrietta, New York 14586

Tenant: **Lake Beverage Corp.**

Lake Beverage Corp. is a family owned and operated wholesale distributor of beverages that has been in business since 1945. Lake Beverage Corp. is proposing to expand their existing 94,000 square foot warehouse with a 44,000 square foot addition. The addition will include an 8,000 square foot cooler and four additional docks. The \$2.4 million project will impact 27 existing employees and is projected to create 3 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 3 FTE.

General Code, LLC (EquiPlus)
72 Hinchey Road
Rochester, New York 14624

Project Address: **789 Elmgrove Road**
Rochester, New York 14624

General Code, LLC (GC) was founded in Monroe County over 48 years ago. GC provides services for municipalities and educational institutions, with codification of ordinances and electronic data management systems, including email archiving. GC has more than 2,700 customers in 32 states and Canada. The company reached capacity at the existing facility and will be relocating to 20,237 square feet at the Rochester Tech Park. GC will be investing \$224,000 to equip the new location, including servers, computers, cabling and cubicles. GC currently employs 85 FTE and expects to create 3 new full-time positions. GC has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

Monroe Village (Lease/Leaseback – sales & mortgage tax only)
415 Park Avenue
Rochester, New York 14607

Tenant/Project Address: **Tractor Supply Company**
345 West Main Street
Honeoye Falls, New York 14472

Monroe Village Associates, LLC proposed to construct a 19,000 square foot building on 3.7 acres in the Village of Honeoye Falls that will be leased to Tractor Supply Company (TSC). TSC is the largest farm and ranch store chain in the United States with over 1,000 locations in 44 states. TSC stores supply items designed to support a rural lifestyle, which include farm maintenance products, general equipment, lawn and garden products, animal care, apparel and automotive accessories. The \$1.8 million project is projected to create 11 new FTE within three years. The applicant seeks approval of sales and mortgage tax only. The Village of

Honeoye Falls is supportive of the project and has provided a letter requesting the provision of incentives.

TCS Industries, Inc. (EquiPlus)
12 Pixley Industrial Parkway
Rochester, New York 14624

Project Address: 400 Trabold Road
Rochester, New York 14624

TCS Industries, Inc. (TCS) was formed in 1992 with one employee. TCS is a full service contract manufacturer supplying precision sheet metal and machining services as well as aluminum dip blazng and electro mechanical assemblies. TCS has outgrown its leased facility (70,000 square feet) and has purchased a 120,000 square foot manufacturing facility at 400 Trabold Road. TCS will be upgrading the facility with \$115,000 in new HVAC equipment and \$385,000 in improvements including roof, parking lot, and flooring. TCS currently employs 71 FTE and expects to create 4 FTE within the next two years. TCS has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

Webster Precision Fabrication, Inc.
46 Commercial Street
Rochester, New York 14580

Webster Precision Fabrication, Inc. (WPF) specializes in metal fabrication, metal machining services, finishing and assembly. WPF was recently formed and will begin their services in April 2011. Dave Tierson (owner) has over 40 years of experience in this industry. WPF is investing \$596,000 in manufacturing equipment and an additional \$64,000 in equipment subject to sales tax, for their facility located at 46 Commercial St. in the Town of Webster. WPF currently has 3 employees and expects to create 4 FTE within one year. WPF has been approved for the GreatRebate 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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