



*News From*

# **Maggie Brooks**

## *Monroe County Executive*

For Immediate Release  
Tuesday November 15, 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.

*“Monroe County continues to see a large amount of economic growth when compared to other regions across New York State,”* said **County Executive Maggie Brooks**. *“These five projects are representative of the positive momentum we are seeing in our local economy and COMIDA is a proud partner in these job creation efforts.”*

The following projects were approved by COMIDA:

**747 South Clinton, LLC** (Lease/Leaseback with LeasePlus)  
**100 Meridian Centre, Suite 305**  
**Rochester, New York 14618**

**Tenant/Location:** **Highland Hospital Family Medicine/Cornhill Internal Medicine**  
**747-757 South Clinton Avenue**  
**Rochester, New York 14620**

747 South Clinton LLC proposes to acquire a long vacant commercial building located in the City of Rochester and to renovate and equip it to house Highland Hospital Family Medicine/Cornhill Internal Medicine programs. The \$1,550,000 project will include demolition of approximately 11,600 square feet of the existing building in order to provide adequate off-street parking and improve traffic flow. The remaining 12,200 square feet will be renovated to provide administrative, medical offices, clinic and storage spaces. The project is projected to create 10 new FTE jobs over the next three years. The applicant seeks approval of LeasePlus property tax abatement. The LeasePlus job creation requirement is 1 FTE.

**Gallina Cambridge, LLC** (Lease/Leaseback with JobsPlus)  
**1870 South Winton Road**  
**Rochester, New York 14618**

**Tenant/Location:** **Gal Son Development, Inc.**  
**1890 South Winton Road**  
**Rochester, New York 14618**

Gallina Cambridge, LLC is proposing to construct a 36,000 square foot, single story office building located at 1890 South Winton Road in the Town of Brighton. Gal Son Development, Inc. (Gal Son) will be leasing 4,000 square feet of office space for their new corporate headquarters. Gal Son is a real estate development firm that manages over 1.6 million square feet of office and warehouse space in Monroe County. Gal Son has several projects in progress for 2012 and will be utilizing the additional space to accommodate the increase in their office staff. The \$3,560,000 project is projected to create 2 new FTE within three years. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 2 FTE.

**South Pointe Landing, LLC** (Lease/Leaseback with LeasePlus)  
**1870 South Winton Road**  
**Rochester, New York 14618**

**Tenant: The Unity Hospital of Rochester**

South Pointe Landing, LLC is proposing to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility will be leased to The Unity Hospital of Rochester (UHR), which will utilize the space to provide OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. The \$3,108,000 project is projected to create 14 new FTE within three years. The applicant seeks approval of the LeasePlus property tax abatement. The LeasePlus job creation requirement is 2 FTE.

**DPI Consultants, LLC** (Lease/Leaseback)  
**10-1 Selden Street**  
**Rochester, New York 14605**

**Project Address: 109 & 123 University Avenue**  
**Rochester, New York 14605**

DPI Consultants LLC (DPI) proposes to demolish two vacant single story concrete block buildings and construct five single family townhomes in the Grove Place District which is the oldest continually occupied residential neighborhood in Downtown Rochester. The project has been reviewed and approved by the City's Preservation Board and a Certificate of Appropriateness has been issued. Applicant is seeking COMIDA approval for sales and mortgage tax exemption only, as the project is eligible for the City's CHOICE real property tax abatement program. The \$1,640,000 project will create 14 construction jobs and 1 FTE over the next three years.

**CAMP J, LLC** (\$1,125,000 - Lease/Leaseback (CAMP J, LLC)  
**34 Coddington Grove** (\$48,000 - Sales Tax Only (WNY FST)  
**Pittsford, New York 14534**

**Tenant/Location: Western NY Fluid System Tech, Inc.**  
**10 Thruway Park Drive**  
**West Henrietta, New York 14586**

CAMPJ LLC, a real estate holding company, is proposing to acquire an existing vacant 21,000 square foot building on Thruway Park Drive in the Town of Henrietta. The building will be renovated to create office, warehouse and assembly areas for a related tenant, Western NY Fluid System Tech. Inc., (WNYFST) a fluid system component distributor serving Western New York and Northeastern Pennsylvania. This location will serve as headquarters for the Rochester, Buffalo and Syracuse operations. The \$1,373,000 project is projected to create 7 new FTEs over the next three years. The applicant is seeking mortgage and sales tax exemptions 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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