



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MAY 15, 2012  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report

**Atlantic Funding Real Estate LLC                      (Lease/Leaseback with Jobs Plus)  
PO Box 26350  
Rochester, New York 14626**

**Tenant/Project Address:                      Gateway Landing on the Canal  
Canal Ponds – Bellwood Drive  
Rochester, New York 14606**

Atlantic Funding Real Estate LLC (AFR) is proposing to develop a new mixed use community project, Gateway Landing on the Canal, on 21 acres, in the Town of Gates. The project will include 168 townhomes and apartments, community building, fitness center, underground parking and retail space. Total project amount is \$24 million. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Town of Gates has provided a letter of support for this project.

**Pierpont Properties LLC                                      (Lease/Leaseback with Jobs Plus)  
3510 Winton Place  
Rochester, New York 14623**

**Tenant/Project Address:                      Banners Child Care  
3520 Winton Place  
Rochester, New York 14623**

Pierpont Properties LLC (Pierpont) is proposing to expand their current facility, occupied by a related entity, Banners Child Care. Pierpont has acquired the adjoining 2.5 acre parcel at 3520 Winton Place in the Town of Henrietta and will be adding a 10,760 square foot addition. The \$1.8 Million project is projected to add 9 FTEs to the existing 21 FTEs. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 2 FTEs.

**LB Partners of New York LLC  
2690 Ridge Road West  
Rochester, New York 14626**

**(Lease/Leaseback with Jobs Plus)**

**Tenant/Project Address: Parkside Landings Senior Living Community  
500 Elmgrove Road  
Rochester, New York 14626**

LB Partners of New York LLC (LBP) is proposing a new senior housing project, Parkside Landings, in the Town of Greece. The project will include 12 one-story duplex villas on approximately 7 acres. The 1,125 square foot units will be market rate rental units. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Town of Greece has provided a letter of support for this project.

5. Approval of **April 17, 2012 Minutes**
6. Chairman Mazzullo – discussion items
7. Executive Director Seil – discussion items
8. Legal Counsel Townsend – discussion items:

Terminations:

- TPP Axxicon Components/Mikron Corp. (End of PILOT Term)
- ADT Security Services – 265 & 285 Thruway Park Drive  
(End of PILOT Term)

Miscellaneous:

- 3750 Monroe Avenue Associates, LLC/Maximus  
Increase project amount from \$4.7 million to \$5.1 million.  
(\$400,000 increase) – Increased space from 46,500 to 54,500 sq. ft.

The next meeting of the Agency will be held on **Tuesday, June 19, 2012**

Adjournment