



**COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY
AGENDA – SPECIAL AGENCY MEETING – July 27, 2016
50 WEST MAIN STREET, NEW YORK 14614– 6:00 P.M.**

1. Call meeting to order
2. Pledge of Allegiance

Application:

**Morgan U-Ave LLC
1080 Pittsford-Victor Road
Pittsford, New York 14534**

(\$22,587,617 – Lease/Leaseback with JobsPlus)

Project Address:

**933 University Avenue
Rochester, New York 14607**

Morgan U-Ave LLC (MUA), a local real estate development company, is proposing a \$22.6 Million redevelopment of a 2.51 acre site on University Avenue in the City of Rochester. The property includes an existing residential structure, originally built in the 1920's that is currently owned and occupied by a not-for-profit veteran's organization, Monroe Voiture. The property is in poor condition. The building will be acquired by MUA, renovated and leased to the Monroe Voiture, which will ensure the long-term health of the Monroe Voiture and the many veterans programs that are operated from this facility. Additionally, MUA will be constructing a four story, 115,200 square foot, 99-unit apartment building with interior parking spaces and a surface lot. The project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1.

Preliminary approval – March 15, 2016.

The next scheduled meeting will be held on **Tuesday, August 16, 2016.**