



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – November 17, 2015
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Application:

The Woodlands at Stonebrook LLC (\$5,801,933 – Lease/Leaseback with JobsPlus)
11 Schoen Place, 9th Floor
Pittsford, New York 14534

Tenant: FBH Community Ministries
10 Stonebrook Drive
Fairport, New York 14450

The Woodlands at Stonebrook LLC, a local real estate development company, is proposing a 41,000 square foot building on two acres in the Town of Fairport. The project will be leased to Fairport Baptist Homes Community Ministries (FBH) which will operate a 41 unit apartment independent senior living facility. FBH will provide their Senior Options for Independence services (SOFI) as well as meals, housekeeping, transportation and activities programs. The \$5,801,933 project is projected to create 30 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 2.4:1.

6. Approval of Minutes – Agency meeting October 20, 2015
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items
9. Legal Counsel Townsend Discussion Items

Termination:

-Gallina – 550 Mile Crossing

Miscellaneous:

-Winthrop & Pitkin LLC/Approve new tenant and increase project costs \$35,000 to \$3,014,000. Original approval February 2014.

-Sibley Redevelopment LP/Winn Development/Assignments of portions of the building to related lessees/Amendment of PILOT.

-International Business Machines/Approve extension of Transfer Agreement

-Pictometry International Corp./Approve increase in project costs of \$1,250,000 to \$4,225,000. Original approval July 2014.

-Eagles Landing LLC/Approve extension and increase in project costs of \$627,430. Original approval November 2010.

-DiMarco Baytowne Associates LLC/Approve \$1,630,000 increase in project costs to \$4,087,200. Original approval February 17, 2015.

-DECHO Inc./Approve Assignment and Assumption of PILOT agreement by LCG Acquisitions LLC.

-550 East Avenue – Strathallan/Approve new mortgage

Adjournment