

## ***REAL ESTATE NEWS SUMMARY***

Rochester, NY 3rd Quarter 2008 Vol. 16 Issue 3

### **Economic & Business**

**RenSquare** – The \$230 million project planned for the northwest corner of E. Main St and N. Clinton Ave, has received support from local workers, as they project to create 1,200 construction jobs over three years, each lasting about 18 months. The construction of the project will be managed by LeChase Construction. Still in development, the project still has a \$55 million funding gap that planners are trying to bridge through private donors and more federal funds. Recent progress has been made in the selection of a design concept, and the consideration of three possible facades for the development. (6/3) Leaders of the proposed Renaissance Square project kicked off a fundraising campaign to raise the final \$55 million needed for construction of the \$230 million downtown development. An off-street bus terminal and Monroe Community College campus already have funding; however the 2,800 seat performing arts theatre portion of the project does not. Some have suggested that an alternative plan be put into place in case the remaining funds needed cannot be raised, but County Executive, Maggie Brooks, says that having a Plan B could jeopardize the entire project. (8/15) A meeting of the Main and Clinton Local Development Corp. revealed that the new theatre at Renaissance Square would increase operating revenues over the Auditorium Theatre by more than \$1 million; however, operating expenses would increase by about \$2 million, not including \$500,000 that would need to be set in reserves for future repairs. The board of directors is exploring ways to off set the additional expenses. Bookings of large Broadway shows could decline if a new facility is not provided, or millions in repairs and upgrades would have to be made to the existing Auditorium. (9/19)

**Iberdrola** – The Spanish utility company, Iberdrola, has proposed a \$2 billion plan to invest in wind power in NY State, upon acquiring Energy East Corp. The proposal is being praised by Gov. David Paterson, who has encouraged the Public Service Commission to hasten their review process. The PSC is focused on protecting ratepayers, but is encouraged by the renewable energy investment plan. (6/5) The state Public Service Commission voted to approve the \$4.5 billion deal for the Spanish energy giant, Iberdrola S.A. to purchase Energy East Corp, parent of RG&E. Concerns that delayed the decision involved market deregulation policies calling for electricity generation and transmission and delivery assets to be held separately. PSC was able to allow the merger to proceed without violating the separate ownership policy by adding conditions that would make it harder for Iberdrola to establish a vertically integrated energy company in NY. The merger is expected to bring new investment and jobs to the area, and benefit from the \$2 billion that Iberdrola intends to invest in wind power. (9/5) RG&E and NYSEG ratepayers may see a \$40/yr average savings in their utility bills after the Iberdrola take over. Under the deal that was approved by PSC, ratepayers are due to get \$275 million in relief; however there has not been a final decision on how the money will be returned to customers, it could be used to offset future rate increases. Under the assumption that the PSC's conditions are accepted by Iberdrola, the company could then begin to buy all of the Energy East shares at the agreed upon price of \$28.50. There are a total of 1.7 million customers affected by this merger ranging from Rochester to the Hudson valley and the Southern Tier to the North Country. (9/5) Iberdrola accepted the terms offered by PSC to move forward with the \$4.5 billion purchase of Energy East including paying \$275 to ratepayers, investing at least \$200 million in wind power projects, profit sharing with consumers, and selling some fossil-fuel generating facilities. (9/11)

**Kodak** – To bolster its waning stock price, Rochester's third largest employer, Eastman Kodak Co, announced plans to spend \$1 billion over the next 18 month on share repurchases. The announcement was applauded by Wall Street driving up the stock by 13.7 percent. It was Kodak's largest one day stock percentage increase since 1987. A \$1 billion buyback at current prices would let the company purchase close to 25 percent of its outstanding shares. The majority of the money is coming from a recent federal tax refund, which stemmed from a loss the company took when it sold Sterling Winthrop Inc. in 1994. (6/25)

**Paychex** – The Penfield-based business services company, with 3,000 area employees, saw revenue over \$2 billion for the first time in 2008. Total revenue for the final quarter of the 2008 fiscal year was up 7 percent to \$519 million. Paychex net for the quarter was \$135 million, up 12 percent, as was its net for the year at \$576 million. The company is projecting a net income growth of only 2 to 4 percent for the 2009 fiscal year, due to the weak economy. Over the past year, Paychex raised its quarterly dividend by 43 percent to 30 cents a share, and started a \$1 billion stock repurchase. (6/27)

**US Home Sales** – Buyers across the country were attracted to bargain prices, and brought up resales by 2 percent from April. It was only the second increase in 10 months, and a rare piece of positive economic news. President of Rochester's Nothnagle Realtors states that he will be looking for a three-month upswing before considering the market fully recovered. (6/27)

**PAETEC** – The telecommunications company's second-quarter outcome included a loss of \$14.7 million, compared with a profit of \$5.9 million for the same period in 2007; as well as the cutting of 151 full-time positions. Overall revenue was \$405 million for the quarter, an increase of 48 percent from the previous year; however, the increase was largely due to the acquisition of McLeod USA, the Iowa-based telecom that was purchased in February. Factors that are cited in the poor bottom line are price concessions to small and midsized business customers, increased disconnects, and McLeod not generating the income expected. The company has plans to increase its sales force by 10 to 20 percent to help facilitate a turn around. (8/14)

**Area Employment** – The five-county Rochester metro area saw a decline in overall employment of 3,500 jobs in the last 12 months. The sector with the largest loss was manufacturing, with cutbacks totaling 2,900 between July 2007 and July 2008. Other sectors that saw decline were retail, leisure and hospitality, construction, finance, and professional and business services. Two sectors that added jobs were education and health services, and transportation and utilities. Government employment was unchanged. Rochester's job losses, at .7 percent, were higher than other large upstate metro areas for the second consecutive month. (8/15)

**COMIDA** – The County of Monroe Industrial Development Agency has approved financial incentives on several area projects. Leo's Elite Bakery is expanding its facility at a cost of \$625,000, creating 6 jobs within 3 years, and will receive sales, mortgage, and property tax abatement incentive worth \$69,000. Asia Food Markets Inc. is purchasing 2 refrigerated trucks at a cost of \$117,000, will create 5 jobs, and receive a sales tax break of \$8,000. Riverview Equity-1 LLC intends to develop a 5-building, 120-unit apartment complex, creating 2 jobs, and will receive incentives to be determined when the lease is set. Dehco Inc. of Kansas City, Mo., plans to expand the facility of its client in Gates, Samuel, Son & Co at a cost of \$22 million, creating 4 jobs within 3 years, and will receive incentives totaling \$197,000. Blue Heron Consulting Corp is purchasing equipment at a cost of \$120,000, creating 1 job, and will receive a sales tax break of \$8,600. Mercury Print Productions will be purchasing equipment in the amount of \$264,000, create 4 jobs, and receive a sales tax break of \$19,000. (8/22) The County of Monroe Industrial Development Agency approved incentives for 5 local projects; Riverview Lofts LLC is receiving \$314,200 converting a former warehouse at 28 South Ave into condos, Gallina Cambridge LLC is receiving \$168,000 for a two-story office building at 1872 S. Winton Rd, National Ambulance & Oxygen Services Inc (operator of Rural/Metro Medical Services) received \$167,000 to purchase new equipment and is expected to add 12 full-time jobs, First Choice Medical Urgent Care PC is receiving \$29,600 to open an urgent care center at 1200 Jefferson Rd and will create 7 full-time jobs, VP Supply Corp is receiving \$4,200 toward equipment and will add 2 full-time jobs. (9/17)

**Area Home Sales** – The Rochester-area housing market continues to be stronger than the nations. Existing home sales were up 14 percent in July from June, although the more common way to measure the local market is to compare sales with the same month the previous year. On that basis, sales in the Rochester-area fell 7 percent from July 2007. (8/26)

**Carestream** – With the goal of someday becoming an independent publicly traded company, the medical imaging company created out of Kodak in 2007, Carestream, announced plans to eliminate 500 to 700 jobs over the next 3 years. (9/17)

**Ginna Power Plant** – Constellation Energy Group Inc. was bought by Warren Buffet's MidAmerican Energy Holdings Company for \$4.7 billion. The transaction includes Ginna nuclear power generating stations in Ontario, Wayne County, and other power generating stations in the east. Worth \$26.50 a share, the deal for the largest U.S. power marketer was done at less than half of market value due to a recent market plunge. (9/19)

## Office

**Greece** – Unity Health System is building a \$30 million four-story 120,000 sq.ft. medical office on 9 of its 18 acres on Ridgeway Ave near the Hospital on Long Pond Rd. The property will have 568 parking spaces, and the building will be environmentally friendly. Services offered at this facility will include a women's center, a diabetes treatment center, laboratory, diagnostic imaging, sports medicine, physical rehabilitation, and neurology. The project is receiving COMIDA benefits, and will add 54 jobs within 3 to 5 years. (7/3) Unity Health System received approval to modify 2 of its properties on Long Pond Rd, the Village and Woodland Village. Unity is building a one-story 11,000 sq.ft. community center to join the 2 buildings, as well as a two-story 42,000 sq.ft. Hamlet building with 40 residential units over 36.6 acres. (8/27)

**Brighton** – Several residents are protesting Anthony Costello's proposal to build a 968,000 sq.ft. office park, with a hotel, conference, and retail store development over 82-acres. The proposed location is near Clinton Crossings Medical Center. The concerns of the residents include the scope of the project being too big, too many vacant offices already in the area, potential water runoff impact, and intense rush hour traffic. Costello already has a traffic study in the works, and is submitting a draft environmental impact statement to the town shortly. He states that the proposed complex would be built over the next 10 to 15 years. (8/15)

**Webster** – The founders of eBaum's World Inc., a website of jokes, gags and videos, are planning to begin improvements on the village of Webster. They are making an investment of \$4 million in buildings and improvements from 26 to 40 E. Main St. The major portion of the project will be a 21,000 sq.ft. office space, with second floor retail. The building at 40 E. Main has already been demolished to make way for an American-style steak restaurant. The project is receiving COMIDA incentives including a suspension of sales tax on construction materials that will amount to \$212,000. Completion of the project is expected to create 11 full time jobs. The Bauman family, residents of Webster for 35-years, have been pursuing this project for 2 years. (8/20)

**Greece** – Gallina Development proposed a two-story 32,000 sq.ft. office building on 4 acres in the southern part of Greece. The project would be at the northwest corner of the Gates-Greece Townline Rd. site, which is currently an open field. (8/27)

**Greece** – Basset Realty is planning to turn one of W. Ridge Rd's oldest buildings, St. John the Evangelist Church into office space. The 1875 sandstone and limestone Revival-style church building has been vacant for several years. The plan is to keep the old church, renovate the front and add an L-shaped building in the back, making the total building size 7,500 sq.ft. Planning board approval is still needed. (9/11)

## Retail

**Rochester** – A Hispanic-themed shopping center, called LaMarketa, has been in the planning stages since the 1980's, intended to become the centerpiece of N. Clinton Ave. Over the years, the project has run into many different issues, currently involving property acquisition and financing. It has also been suggested by developer, Larry Glazer that the project takes on more of a neighborhood theme, instead of just Hispanic. There is currently no specific timeframe on the planning process. (6/3)

**Wal-Mart** – The plan to bring a 146,000 sq.ft. Wal-Mart supercenter to Dewey Avenue plaza was approved almost a year ago, but continues to be stalled in court, due to an appeal by a citizens group opposing the project. Residents Against Wal-Mart, RAW, sued the town, lost in court previously, and is now appealing the decision. Their concerns include the size of the plaza, increased traffic and crime. If the project moves forward after this appeal, work will take about 8 to 10 months. (6/26)

**Wegmans** – Wegmans has moved its Henrietta location from E. Henrietta Rd to Calkins Rd in front of the Dome Arena. The former location was 54,000 sq.ft., and the new one is just about double at 100,000. The same employees have been retained from the previous location. (6/29)

**Walgreens** – An application for a proposed 9,984 sq.ft. Walgreens store in the village of Fairport has been withdrawn by developer McFarland Development LLC. The proposal hit snags with the Village Board due to the building being larger than code allows, having traffic and parking issues. McFarland intends to rework its development plans and resubmit to the village at a later date. (8/23) HDL Properties is seeking approval for a second Walgreens site in the town of Greece. They have not yet begun construction on the first site, at the corner of Long Pond and W. Ridge Rd, but they have submitted a proposal for another store at the southwest corner of Maiden Lane and Mt. Read Blvd. The board suggested the use of an empty Eckerd building on Stone Rd near Dewey, but that site did not seem to match their locational criteria. The board will take some time for concept review and to discuss details before granting approval. (8/23)

**Greece** – Farash Corporation is looking to rehabilitate the former Maiden Lanes Bowling Center, near the intersection of Mt. Read and Maiden Lane with a mix of retail space in four buildings. The project would potentially include office, a bank, and drive-thru restaurant. The only concern expressed by the Planning Board at this point was with regard to traffic. (8/28)

## Industrial

**Romulus** – Empire Green Biofuels and Cilion Inc. received approval from a state court to move forward with the proposed \$85 million ethanol plant without an environmental impact statement. The plant will be located at the former Seneca Army Depot on 300 acres, with the potential for an additional 4,500 acres for crop production. (8/21)

**Wayne County** – The Wayne County Industrial Development Agency received a \$300,000 state grant for the development of Wayne Industrial Sustainability Park in Ontario. The 40 acres along Route 104 is already home to Harbec Plastics Inc and their 140-foot wind turbine. The grant will pay for water and sewer pipes, road work and utility lines leading into the environmentally friendly business park, which will focus on attracting companies looking to reduce their carbon footprint or developing "green" technology. Harbec plans to add a 1.5 megawatt turbine near its 2003 250-kilowatt model, and expects up to 5 more could possibly be in the park's future. Two medium sized businesses have already inquired about location in the park, requiring 150,000 sq.ft. of new construction. (9/16)

**Livingston County** – Opened in 2007, the Barilla America Inc. pasta plant in Avon has exceeded its first year projections. Currently employing 100 people between the plant and warehouse management company, they plan to add approximately 25 more in 2009. Last year they expected to employ 120 people by 2009, and they have yet to reach peak production. Pasta is the fastest-growing center-store grocery category, and Barilla outsells all others in the U.S. with a 27 percent market share. The Livingston County IDA refers to the Barilla plant as a "reference point" for others considering the area. The company expects to increase capacity by 2011. (9/26)

**Farmington** – Over the past five years, Farmington’s wastewater treatment facility has doubled its capacity, now processing 4 million gallons of sewage and wastewater a day. The expansion project was the largest town expenditure in history at \$18 million, funded by a low-interest loan from the state-created Environmental Facilities Corp, and bonds to be repaid over 20 years, as well as an increase in annual sewer bills for Victor and Farmington residents. The town is expecting to review capacity again in 15 years. (9/29)

## Residential

**Henrietta** – Continuing Developmental Services is proposing to convert a four-bedroom home on Cobblefield Way into a six-bedroom group home for individuals with developmental disabilities. More than 100 residents expressed concern at a Town Board Meeting regarding the potential amplification of an already dangerous traffic situation on that street. Other concerns expressed include potential changes to the property, and the effect on neighborhood property values. Residents also suggested that the board look at alternative sites for the group home, and the Town Board must decide whether or not to object to the application by June 5. (6/3) CDS will likely be establishing a group home on Cobblefield Way, provided that they issue a written proposal on how they intend to address concerns such as a driveway expansion, the number of residents at the home (6), and overflow parking. (7/23)

**Brighton** – The Reserve, a gated residential community, proposed by Anthony J. Costello & Son Development, would sit on a 63-acre parcel on S. Clinton Ave. The 350 high-end housing units would include 68 single family residences, 102 town houses and 180 loft condos inside 6 six-story buildings. Also included in the community proposal is a clubhouse, meeting rooms, gathering hall, exercise and massage rooms, locker rooms, and a pool. Amenities available to all Brighton residents would include a canal access parking lot, boat launch, lighting and seating alongside the canal, and a picnic pavilion. The next issue to be addressed by the town is the request to rezone the property from residential to waterfront development district. Costello hopes to have final approval to get started in the fall. (6/18) Anthony Costello presented a draft environmental impact statement at a Town and Planning Board meeting. The draft states that about 65 percent of the proposed gated-community, The Reserve, would be green space. The estimated cost range of the units is between \$275,000 and \$600,000, and the average single-family lot would be about one-third acre. There has been discussion between whether or not a gated community belongs in Brighton, and the fact that there has not been a large development of single-family homes built there since the early 1990’s. (6/19)

**Rochester** – City officials are looking at a couple of downtown sites for possible housing redevelopment. There have been negotiations regarding the 12-acre armory site on Culver Road near Cobbs Hill Park and 490. There was also a request for proposal on Valley Court Apartment on Genesee St, south of Brooks Landing. Redevelopment of these sites would put them on the tax rolls, and help with the city’s long time need for affordable housing. The World War I-era armory building has also been looked at for possible conversion into small-venue performing arts theaters. The buildings on each of the properties in question are eligible for the state and national registers of historic places. (6/25) City officials are finalizing a \$1 million deal to purchase the Culver Rd armory, and then market the 12 acre site for private development. A neighborhood task force has been assembled to help with a development plan, and the main goal is to get the property back on tax rolls with the highest and best possible use. Options that have been discussed are theatres for small-venue performing arts groups, museum, public library, or YMCA. The city would prefer a single developer for the site, and they would need to provide a long term financial plan. (9/3)

**Farmington** – A&D Development Co. revamped a housing proposal that was refused by the town last month. The new proposal for Beaver Creek subdivision reduced the number of homes from 361 to 244, and eliminated townhouses and duplexes altogether. The subdivision will be on 122 acres, including 5.7 acres that will accommodate appropriate businesses in the future, and 28.1 acres for recreation and open space. The average home lot would be between 10,000 and 12,000 sq.ft. DSB Engineers & Architects is handling the project. (8/16)

**Canandaigua** – A development proposal by David Genecco and Dick Crossed is being received with uneasiness by many Canandaigua residents. The \$140 million lakeshore development would be located on 33.5 acres between Lakeshore Dr and Routes 5 and 20, and would consist of 334 apartments and townhouses, as well as some small stores. The price of the houses would range between \$190,000 and \$240,000, as well as some rental units. The resident's concerns include that the proposal might be too big for the lake area, possibly jeopardize the tourist attraction of the lake, and traffic congestion. The developers are seeking up to \$20 million in public funds for roads, sewers, and water lines; however the funding will most likely come from the state, since Canandaigua does not generally pay for such improvements on private property. They hope to begin construction in about a year, and complete the project in 5 to 10 years. (8/22)

**Irondequoit** – RSM Irondequoit Bay Development LLC is submitting a scaled down version of their housing proposal for the former Newport House property on Irondequoit Bay. The new proposal for the 5.2 acre plot would include 48 condos divided between 4 buildings, to accommodate for better views of the lake than the original proposal of 54 condos in 2 buildings. If approved, the company would like to begin construction this winter. (8/27)

**SUNY Brockport** – United Development Corp, based near Albany, has begun construction of new off-campus housing for approximately 400 SUNY Brockport students. The three-story 156,000 sq.ft. 114-unit apartment complex will be located on 50 acres across from the Redman Rd entrance to the school campus. The cost of renting the units will range from \$7,200 to \$8,200 per person, per school year, and will include utilities, cable, and internet access. Also included in the complex will be common lounges, study areas, exercise room, cafes, and game rooms. The project should be complete by the fall of 2009. (9/30)

**RIT** – In upgrading its Perkins Green student apartments, Rochester Institute of Technology officials have chosen to include an ecological improvement to its storm drain system, being transformed into the campus' first eco-swale. A manmade biofiltration system, an eco-swale utilizes different aggregates and vegetation to purify storm water. This eco-swale will cover about 800 feet along the Perkins Green complex at the eastern edge of campus. Broccolo Tree & Lawn Care is responsible for the installation. The Perkins Green complex renovation is a \$1.5 million project that also includes parking lot restructuring, new sidewalks, bus stations and sitting areas. The eco-swale will help cleanse about 1.2 million gallons of water per year. (9/3)

**Brighton** – St. John's Home is planning to build a mixed-use senior living development called Brickstone, including a 40-unit apartment building, 9 townhouses, and 3 bungalows, marketed to active 55-and-older seniors. The \$33 million project on 17.5 acres adjacent to St. John's Meadows on Elmwood Ave, is meant to be an application of New Urbanism including walking trails, wetland areas, shops, restaurants, and public meeting space in a glassed-in winter garden overlooking a landscaped pond. The common areas are intended to be open to the community, not just the Brickstone residents. The monthly rents will range from \$2,000 to \$4,000, but several units will be offered at reduced rates as affordable housing. The purchase of the land from Christa Development Corp, as well as the construction, which will be handled by Christa, is included in the \$33 million cost. If approved by the town and state environmental regulators, plans are to break ground in spring of 2009, with completion to take about 14 months. (9/5)

## Other

**Churchville** – After years of planning, the Churchville Fire Department has broken ground for a new 18,000 sq.ft. firehouse on 16 acres of former farm land, at E. Buffalo and Washington Streets. The \$3.7 million project will be funded by \$250,000 raised by the Churchville Fire Department; about \$179,500 pledged by the Town of Riga (that contracts with the Churchville, Bergen and Clifton fire departments); \$77,500 pledged by the Town of Churchville; as well as a \$300,000 loan that the Fire Department is taking out over the next 20 years. They are also hoping to find grant money to defray the costs. The building's exterior should be finished by mid-September, with a grand opening planned for the following summer. (6/3)

**Pittsford** – The State Legislature allocated \$10 million under the Erie Canal Greenway grant program for improvements to properties across the canal. Pittsford received \$225,000 of that money for improvements to Schoen Place such as installing sidewalks and crosswalks, lighting, and landscaping. Future additions to Schoen Place include drinking fountains, boat ties, and street-scape improvements due to a \$52,000 Monroe County Community Development Block grant and a \$316,000 environmental protection fund grant. Additional communities receiving the greenway grant are Perinton, for improvements to Cobb's Lane; Brighton, for improvements along their canalway; Rochester, to improve along 1,000 feet for the canal trailway and waterway; and Henrietta, to build a JCC Erie Canal Boathouse and Recreation Center.

**Rochester** – City officials are testing the market with the possible sale of Sister Cities and Genesee Crossroads parking garages, in an attempt to reduce the \$1.3 million taxpayer subsidy of city parking operations. Rochester's 2008 budget was cut by \$24 million, with another \$12 million cut anticipated as of July 2009. Sister Cities garage, on N. Fitzhugh St., across Church St. from City Hall, offers 1,000 parking spaces, and is assessed at \$7 million. Genesee Crossroads on Andrews St., adjacent the Rochester Plaza Hotel and Genesee River, has 611 spaces, and is assessed at \$6.6 million. The main concerns regarding the potential sale are the inability to regulate pricing, and whether or not to make the garages tax exempt. Other options that may be considered are having the city take over operations, hiring a single operator, or creating a non-profit local development organization to oversee the structures. Currently, Sister Cities is undergoing an \$115,000 elevator repair, and Genesee Crossroads is in need of \$7.7 million in capital improvements. (8/20)

**Webster** – Webster residents will vote on a \$15 million community center, which has been planned by town officials for the past 2 years. The plan would cost the average homeowner a little over \$37 per year for 25 years. The proposed two-story 56,400 sq.ft. facility would be built on the 32 acres of town-owned property on Ebner Dr, next to the current 50-yr-old center, which would then be torn down. The new center would house the programs offered by the Parks and Recreation Dept, and would also include a fitness center, indoor track that wraps around 8,000 sq.ft. of gymnasium and multipurpose rooms to host community groups. If approved, the proposal would be finalized by late October, open to contractor bidding in November, and most likely begin construction by the end of the year, with completion in about 12 to 14 months. (8/21) The proposal to build a new \$15 million community center was rejected by town residents, with the main concern being the cost. The Town Supervisor does not have an alternate plan in place, other than to reconvene the 35-member committee that worked on the project and submit a new proposal. (8/22)

**East Rochester** – Local businessman Dick Fox, who owns 22 Wendy's restaurants in the Rochester region, is revamping the property behind his W. Commercial St. location. Building one at the historic Piano Works complex, 1 of 2 buildings that were not redeveloped with the rest of the complex in the late 1980's, will be demolished to make way for an extension of the Wendy's drive through lane and additional parking. Plans for the second building on the eastern end of the complex are not yet decided. (8/27)

**Rochester** – For the second time in the past year, the city and Cultural Center Commission is seeking development proposals for the 1.5 acre parking lot across from the Eastman Theatre, at Gibbs and E. Main St. In late 2007, the first attempt ended with a selection committee rejecting all proposals. There are five development proposals this time ranging from a park-like setting with band shells and a café to a multi-use development highlighted by an elevated glass gateway and rooftop restaurant. This is the last development for the Cultural Center Commission, created in 1979 and responsible for The Sagamore on East, Symphony Terrace and the East End parking garage. (8/28)

**Fairport & E. Rochester Schools** – Multimillion dollar construction projects are underway in the Fairport and East Rochester School districts. Fairport has a project at Johanna Perrin Middle School involving the replacement of temporary classrooms with permanent, a new gymnasium, music room, science laboratory, and electrical improvements. Fairport also has a project at the high school involving a new multi-use synthetic turf field, new bleachers, and a concession stand. East Rochester's capital project includes infrastructure improvement, safety, technology, and science classrooms. (9/3)

**Midtown Athletic Club** – The \$6.6 million expansion of Midtown Athletic club including 9 outdoor clay tennis courts, an outdoor swimming pool, outdoor café, Adirondack lodge, 2 children's pools, and an outdoor in-ground hot tub, is expected to be complete by Memorial Day 2009. The project is receiving COMIDA assistance in the form of property, sales and mortgage tax breaks, and is expected to generate \$1 million in additional property tax revenues over the next 10 years, as well as create 25 full-time jobs. (9/5)

**Erie Canal** – The city of Rochester is looking at proposals for revitalization of the downtown Broad St corridor and reuse of the landmark Erie Canal aqueduct. The two basic options that are being considered are either stripping away Broad St from atop the 19<sup>th</sup> century aqueduct and filling it with water again, or using the aqueduct as a museum and passageway linking the Riverside Convention Center and Blue Cross arena. City officials are hoping to choose an option and finish a master plan by December or January, and construction could start in 2010. The city has about \$8 million in public funds, mostly federal money, committed to this project. (9/9)

## General

**Safe Journey** – The Safe Journey non-profit program for victims of domestic violence temporarily closed due to individual donations not keeping up with expenses. The program has provided services for 256 local women over the past 10 years. Ecumenical Ministries of Perinton which runs the program, decided to suspend operations while they still had money available for restructuring, service and budget evaluation. The process is expected to take about 10 weeks, and they hope to resume in the fall. (6/25)

**Catholic Schools** – One of the 13 suburban Monroe County schools being closed by the Roman Catholic Diocese of Rochester is the 44-year old St. John in Perinton. Out of the 130 students, 110 will be transferring to St. Joseph School in Penfield, and the rest to other Catholic or public schools. Of the 14 staff, 5 have found other jobs, 4 are retiring, and 5 are yet unemployed. (6/25)

**Washington Irving School** – The oldest elementary school in Gates had its final day due to the school district's \$3 million budget gap. Built in 1930, the two-story school was chosen to close due to having the second lowest enrollment, the smallest number of classrooms, worst rank in energy efficiency, poor condition of the building and lack of handicap accessibility. (6/26)

**Area Hospitals** – Convened by the Finger Lakes Health Systems Agency, the 2020 Commission has been going over many questions regarding the possible expansions of local hospitals. The State Department of Health is looking to the commissions recommendations regarding possible investments in the northern Finger Lakes region, as well as Strong Memorial, Rochester General, and Unity hospitals. The 2020 Commission does not include any hospital executive, but some current and former members of hospital boards. The proposals under consideration include Strong to add 123 beds, as well as equipment and an addition, at a cost of \$259 million; Rochester General, to add 36 beds and an addition, at \$134 million; and Unity's Park Ridge campus to add 85 beds, equipment, and additions, at \$143 million. The proposed timeline for the improvements is 2009 to 2012. (6/30)

**Fairfield Inns** – The E.J. Del Monte Corporation recently finished a \$1 million upgrade of a Fairfield Inn by Marriott Rochester Airport, and the Fairfield Inn by Marriott Henrietta. (8/4)

**Greece Schools** – The Greece Central School District has closed portions of eight schools after engineers found safety issues due to the improper installation of support walls during a \$120 million improvement project in the early 2000's. The project included repairs and renovations to all 20 schools in the district, and was completed in 2005. Making the affected areas safe again could cost as much as \$500,000, 70 percent of which will be covered by state aid. The district may consider legal action to recoup the difference; however, the district is already involved in a lawsuit against the projects architectural contractor, Ithaca based Tetra-Tech Engineers (aka Thomas Associates). The pending lawsuit seeks more than \$1 million in damages for project delays, shoddy work, bad design plans, and lack of ensuring that the work was finished. (8/14) Eight school districts in the Greece Central School District saw the bulk of needed repair work begin today. Much of it will be done under warranty, by LeChase Construction

Services LLC and completed before school starts. Any additional repairs, not covered under warranty aren't expected to exceed \$150,000. Examination of the buildings by a Cornell University civil engineering professor showed that several did not meet state building code. The school board authorized the company Bernier Carr to do some design work for the repairs. The only building not expected to be finished before the start of school is Longridge, because the building problems there are more complex. (8/19) The only portion of Greece schools that will not be ready for the first day of school is the gymnasium at Longridge Elementary, which is expected to be complete September 19. Paul Carr from Cornell University is still determining how the problems occurred, and will report his findings to the school board in October. (9/4)

**Hamlin** – The Hamlin Preservation Group and 39 town residents are suing the town over a new law recently passed to regulate the development of windfarms. The group claims that the law, allowing wind towers up to 400 feet high in parts of town zoned residential/very low density, within 600 feet of property lines, and 1,200 feet from residences, will ruin Hamlin's rural nature and environment. The attorney representing the Hamlin Preservation Group states that about 70 percent of the town is including in that zoning, and that the town board ignored recommendations of its Wind Tower Committee to establish 1,500 foot setbacks from property lines, and 2,640 foot setbacks from homes. (8/15)

**Brighton School Tax** – The Brighton board of Education approved 2.9 percent tax rate increase for Brighton residents, due to assessed property values being lower than market. Pittsford residents will see a reduction of .65 percent, because they have a 100 percent equalization rate; while Brighton's equalization rate is at 38 percent. (8/17)

**U of R** – The University of Rochester has a new off-campus research center that will house more than 100 researchers, students and technicians who have currently been working in 15 different laboratories across campus. The new 100,000 sq.ft. facility, Aab Cardiovascular Research Center, is on Bailey Road, and was a \$14 million investment by UR. The university's goal is to increase heart research funding from \$9 to \$30 million, and become one of the top five heart research centers in the country. (8/22)

**Green Fuel** – Monroe County, Rochester Institute of Technology, and General Motors Corp. collaborated to open a revamped alternative fueling station on Scottsville Rd. The station, equipped with hydrogen fuel, E-85 and E-20 ethanol blends, and B-20 biodiesel fuel, makes Monroe County a national leader in the alternative energy movement. The county currently has only 10 percent of its 750-plus vehicle fleet that are flex-fuel and hybrid models, but the goal is to have a completely green fleet by 2012. RIT also has plans to build a hydrogen fueling station on its campus, which would give our area the highest such stations per capita than any other metropolitan region in the country. (8/22)

**Dryden Theatre** – The George Eastman House's 57-year-old Dryden Theatre received a \$1 million grant from the New York state Assembly for continuing renovation. The improvements have already begun on the 535-seat theatre, and will include architectural and engineering designs, air conditioning, electrical work, projection and sound upgrades, as well as the possible installation of cameras to record guest speakers. The renovations are expected to total \$4 million to \$6 million. (8/23)

**Verizon** – Verizon Wireless is planning to spend more than \$100 million on upstate network enhancements this year, including six new cell towers and an expansion of their high-speed wireless broadband network. (8/28)

**Brokerage Merger** – Two Rochester-based mortgage brokerages, Rochester Area Mortgage Services Inc. and Prime Mortgage Corp, are planning to merge under the name Prime Mortgage Corp. They are also planning to submit an application to the state Banking Department for licensing as a mortgage banker. Rochester Area Mortgage's Monroe Ave location will be expanded to accommodate the total staff of about 20 between the two companies. The expansion should be completed by January. (8/28)

**Jefferson Road** – The state Department of Transportation has begun design work on a construction project to improve traffic flow and safety along Jefferson Rd from Marketplace Dr to Ridgeland Dr. The design should be finalized this month, work should begin in the spring of 2009, and be completed between

fall 2010 and early 2011. The improvements are projected to cost \$13.2 million, and improve the safety and accessibility of the area. (9/4)

**U of R** – The Wilmot Cancer Center at the University of Rochester received an \$11.5 million grant from The National Cancer Institutes highly competitive Specialized Programs of Research Excellence program to expand lymphoma research and clinical trials. The Wilmot Center was receiving funding of about \$82 million this year from multiple sources, before this new grant. With a team of more than 20 clinicians and scientists, Wilmot has the largest lymphoma team in the Northeast. (9/9)

**Public Market** – The Central Grocery warehouse across from the Union St gates of the Rochester Public Market is being demolished to make way for 300 new parking spaces for market customers. The nearly \$1 million project will include clearing, paving and landscaping the Trinidad St lot to accommodate the 2.5 million shoppers who visit the market annually. The project is expected to be complete in the spring. (9/10)

**DOT Sidewalk Grants** – The state Department of Transportation issued nearly \$27 million in grants for 70 projects meant to help children walk or bike to school safely. In Monroe County, a portion of these grants were issued to Pittsford, Irondequoit, and the City of Rochester. Training for crossing guards, and pedestrian crossing signals could also be covered by the grants. (9/17)

**Aquinas** – The Aquinas Institute received \$2 million in gifts toward renovations. The family of Thomas Bell pledged \$1 million toward the renovation of the school's auditorium, which will be named in his honor. Robert Hastings and Philip Wegman made a joint pledge of \$1 million to fund a new library, which will be named for their wives. The renovations should be completed by next school year. (9/18)

**Midtown Garage** – The parking garage at Midtown, the nation's first enclosed downtown shopping mall, closed to make way for the beginnings of PAETEC's new headquarters. The next steps in the process are asbestos removal and demolition; however no buildings will be imploded, because that could risk the plan to reopen the garage at some point in the future. The goal is to have the site ready to turn over to PAETEC in November 2009. (9/30)

*All information in this news summary has been taken from published reports as reported in the following list of sources. This information is assumed to be correct but is not guaranteed. Bruckner, Tillett, Rossi, Cahill & Associates assumes no responsibility for any incorrect information in this news summary.*

*News Sources:*

- *Democrat and Chronicle*
- *Times-Union*
- *The Daily Record*
- *Rochester Business Journal*
- *Messenger-Post publications*
- *The Wall Street Journal*
- *New York Real Estate Journal*
- *The Greater Rochester Realtor*
- *and other publications*

<p><b>Commercial Appraisers</b> Kevin L. Bruckner, MAI Christopher S. Tillett, MAI, SRA</p> <p><b>Residential Appraisers</b> Alfred T. Rossi, SRA Patrick W. Cahill, SRA</p> <p><b>Written by</b> Jessica Isaac</p> <p>(585) 383-4500 110 Linden Oaks, Suite B Rochester, New York 14525 <a href="http://www.btrca.com">www.btrca.com</a></p>
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