

# **REAL ESTATE NEWS SUMMARY**

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## **Economic & Business**

**RenSquare** – The most recent plan for redevelopment of the property stretching north and west from East Main Street and Clinton Ave, Renaissance Square, has been in the works for five years. There is currently \$175 million in federal and state funds for the three portions of the project, two of which, a MCC campus and bus terminal, are fully funded, and a third portion, a performing arts center is still \$30 million short of funds. A Webster developer, who owns part of the site, Neil Bauman, is proposing that the theatre portion of the project be replaced with a plan for \$50 million in residential towers, with retail tenants on the first floor. RenSquare officials are convinced that if they hold out, the funding needed to complete the original plan will come, either from additional state funds or federal economic stimulus dollars. (1/15) Senator Schumer and County Exec Maggie Brooks announced that the Renaissance Square project will move forward with the two portions that currently have funding in place, a bus station and college campus, bringing the originally \$230 million development down to \$175 million. Fundraising for the theatre portion continues, but doesn't look very promising, and if the theatre isn't built, there could be green space left in its place. (1/27) The state Division of the Budget confirmed that the correction to a mistake in Gov. Paterson's budget will make \$12.9 million in funds available toward the performing arts center at RenSquare. The funding needs to clear approval of lawmakers in Albany and Monroe County, which would be matching half of that amount. The total needed for the project would drop from \$55 million to \$42.1 million. The three year construction schedule on the other two components of the project should allow ample time for the balance to be raised. (2/4) Federal approval was granted to allow Renaissance Square to move forward based on the Federal Transit Administration's decision that the project will not have significant impact on the environment. Planners will move forward with property acquisition, and demolition is expected to begin by late October. (2/19) A sign announcing the future home of RenSquare was displayed on the Gateway Centre building. Located on East Main St between St. Paul and N. Clinton Ave, the building was donated to the county for this project by Max and Marion Farash. (3/11) The city of Rochester and local property owners are opposed to Renaissance Square plan to condemn 21 parcels including Mortimer Street Garage and 18 privately held properties. (3/23) The future of RenSquare is being questioned by one of its board members, Mayor Duffy, due to plans for a high-speed rail line across New York State. Project allies in the state Senate are reallocating part of an \$18 million pot from the project to alternate endeavors. The performing arts center portion of the proposal lacks \$63 million in funding, and the bus terminal may be shelved in light of a new train station, leaving the MCC campus to possibly stand alone. (3/24)

**Xerox** – The 275 Rochester-area layoffs that Xerox Corporation originally announced in October are set to begin within the next couple of weeks. Part of a companywide program to eliminate 3,000 out of a total of 57,000 jobs, the cutbacks amount to 5 percent of the company's global workforce and 4 percent of local. Unionized and most sales positions will not be affected, otherwise cuts will be across the board. (1/16)

**Circuit City** – Due to the financial meltdown last September and the resulting pullback in consumer spending, the nation's second-biggest consumer electronics retailer, Circuit City, is the latest casualty. The Richmond VA based company is filing bankruptcy, closing its 567 US stores and cutting 30,000 jobs. Their effort to find a buyer or deal to refinance debt was unsuccessful, and the closings are expected to hurt malls across the nation with vacancies ranging from 20,000 to 25,000 sq.ft. (1/22)

**Area Hospitals** – Area hospitals are all preparing for drastic budget cuts this year leading to layoffs and job elimination. Rochester General is planning a \$24 million budget cut, eliminating 30 management positions and 210 other jobs. Unity Health System is expecting a \$6 million loss in state funding this year, and plans to eliminate 30 to 50 positions. The University of Rochester Medical Center is planning to cut \$30 million from its \$1.9 billion budget, with no layoffs planned as of yet. (1/23)

**Area Employment** – The Rochester area and New York State saw record highs in the unemployment rate for the month of December. In the Rochester area, including Monroe, Orleans, Livingston, Ontario, and Wayne counties, unemployment jumped from 5.9 percent in November to 6.7 percent. Rochester's rate was at 4.8 percent in December 2007, but now appears to be catching up to the U.S. rate of 7.2 percent. The highest number of Rochester-area people is collecting unemployment benefits since 2001, due to the high numbers of jobs that have been cut over the past several months. Also affecting the increase is a backlog of claims due to a computer crash at the U.S. Labor Department in recent weeks. (1/23)

**Corning Inc** – The 157-year-old Steuben County based specialty glass and ceramics manufacturer, Corning Inc., is cutting 13 percent of its worldwide work force, roughly 3,500 employees. The company's fourth-quarter sales were \$1.1 billion, down 30 percent from the same quarter last year, and down 30 percent from the third quarter 2008. Fourth quarter profits, at \$249 million, were down 65 percent from the fourth quarter 2007, and down 68 percent from last quarter. The company is expecting to spend between \$115 and \$165 million on severance packages in the first quarter of 2009. (1/27)

**Energy East** – Only four months after being purchased by Iberdrola SA for \$4.5 billion, the parent company of RG&E and NYSEG is seeking to increase rates by 24.9 percent or about \$200 per year for the average customer. The Public Service Commission would have to approve the increase, and is concerned that if they don't, Energy East will plead financial hardship due to expanding infrastructure and increased aid to low-income customers. (1/29)

**Kodak** – Over the past four years, Kodak cut 28,000 jobs worldwide as a part of restructuring, and now as a result of recession, they are cutting an additional 3,500 to 4,500 jobs, 1,300 of which will be local, by the end of spring. The company's fourth quarter results reflected a 24 percent fall in sales, and a loss of \$137 million. Kodak is estimating an expense of \$250 to \$300 million on job cuts and severance packages in the first half of this year, but is expecting to save \$300 to \$350 million annually. (1/29) The new business plan laid out by Eastman Kodak Co shows a focus on products such as digital cameras, entertainment industry film, consumer and commercial ink-jet printers, and business services for the printing industry. The company states that it still needs to revamp business lines including consumer film, toner-based commercial printers, organic light-emitting diodes, image sensors, and its online gallery. There is no plan to divest any of those businesses, but to find a mix of cost-cutting and looking for outside partners. (2/5)

**Forbes** – Rochester ranked 15<sup>th</sup> on Forbes magazine's recent list of American's 25 strongest real estate markets, with Syracuse, Buffalo and Albany also showing in the top 25. Of the hundreds of markets examined, none are expected to see rising prices this year. (2/25)

**High Falls Brewery** – The St. Paul Street based brewery will begin making Iron City beer temporarily to help out a Pittsburgh company that was having trouble with its canning line. In the meantime, there is speculation that High Falls Brewing Co may be considering a partnership with KPS Capital Partners LP, a New York City merger-and-acquisition firm, which recently purchased a portion of High Falls' debt. Reportedly both companies are interested in bidding for Buffalo-based Labatt USA. (2/12) The purchase of High Falls Brewing Co LLC, by KPS Capital Partners LP, settles approximately \$10 million owed to the city and county by High Falls. (2/20) KPS Capital Partners LP purchased High Falls Brewing Co. for an undisclosed sum, and promises to turn the company around. The NY city investment firm also intends to purchase Labatt USA, as well as make substantial investments in High Falls over the coming year. (2/24)

**PAETEC** – In the fourth quarter of 2008, PAETEC posted losses of \$114 million and almost \$488 million for the year. The fourth-quarter loss was in a pair of noncash accounting charges, \$340 million of the annual loss was due to a separate accounting writedown from earlier in the year. Revenue reported for the fourth quarter was \$400 million, and for 2008 overall it was \$1.6 billion. The acquisition of McLeod USA early in the year accounted for much of the company's growth, as well as for the accounting writedowns. PAETEC is scheduled to move into its new Midtown headquarters in 2012. (2/27)

**Logical Images** – In the face of recession, Logical Images Inc had a 98 percent increase in revenue in 2008, topping \$5 million, and added 11 employees. In 2009, the company expects revenue to go over \$7

million, and hopes to hire another 11 or 12, which would bring their total employment to about 55. (3/13)

**High Speed Rail** – The long discussed concept of an Upstate New York passenger rail is being promoted due to the availability of billions of dollars in federal economic-stimulus aid. Receiving great support from local political leaders, the track from Albany to Buffalo and Niagara Falls on which Amtrack trains could cruise up to 110 miles per hour would cost about \$2 billion. (3/15)

**Harris RF Communications** – Florida-based Harris Corporation revised its 2008 annual report to reflect RF Communications as a separate division. The Rochester based segment of the military radio manufacturer had revenue of \$1.5 billion, up from 2007 by 28 percent, had operating income of \$525 million up from \$403 the previous year, and a backlog of \$912 million in unfilled orders compared to \$767 the year before. (3/20)

## Office

**Victor** – North Forest Office Providers of Williamsville, Erie County, have scaled back their original office project on 69 acres at the intersection of Routes 251 and 96 from 10 single-story buildings totaling 149,000 sq.ft. to 7 buildings totaling 114,500 sq.ft., in an attempt to keep the project outside of the 100-foot buffer zone that surrounds 49 acres of state-protected wetlands on the parcel. The next step required is to have the Planning Board pass a resolution to become lead agency on the project for the DEC application to be deemed complete. A decision on the request will come at the next Planning Board meeting in a couple of weeks. (2/2)

**Monroe County Crime Lab** – In October, the county plans to break ground on a new \$30 million crime lab, which is scheduled to open in May of 2011. The environmentally friendly design is in pursuit of an LEED Silver designation from the U.S. Green Building Council. Talked about for four years, the new lab will create about 390 construction jobs and 9 or 10 permanent positions. Four stories tall and 45,000 sq.ft., it will be located at the corner of Plymouth Ave and Broad St downtown. Funding for the project includes \$4.6 million from the U.S. Department of Justice, \$10.2 million from the state Dormitory Authority, \$100,000 grant from the state Energy Research and Development Authority, \$1 million from the city of Rochester, and \$30 million in borrowed funds. The new crime lab will serve law enforcement in eight counties. (2/27)

**North Forest** – Buffalo-based North Forest Office Providers doubled its 2008 rate of suburban development in the Rochester area, and has 2 more office parks planned for 2009. The first is a 69-acre property at routes 251 and 96 in Victor, and the other an undisclosed property in Greece. These will bring the companies Class A office park count to seven by the end of the year. (2/27)

## Retail

**Walgreens** – David and Robert Geula, Clover Park Ltd. Partnership and JADD Management have an application in front of the Brighton Planning Board for various approvals that would allow them to build and operate a Walgreens at the corner of Clover Street and Monroe Ave. The approvals needed include the demolition of two existing commercial buildings, and combining two lots into one. There is a question about Walgreens wavering interest, with the current recession causing them to slow the opening of new stores. If the drugstore chain isn't interested, the developers will have to pull the proposal. (1/7)

**Penfield** – B&R Realty is seeking Planning Board approval to add a 3,250 sq.ft. retail store to the Dunkin' Donuts plaza at the Four Corners in Penfield. They have not named any potential tenants, and hope to have the project finished by the end of summer. Zoning for the plaza is retail or office. (1/7)

**Macedon** – Penn Traffic Co. announced the closing of 7 P&C Food Markets, including the one on Route 31 just west of the village of Macedon. The company states that the closings are part of an effort to improve the company's long-term financial performance. The company will make effort to switch some employees

to other positions in the company, and the supervisor of Macedon is hoping that some of those who have lost their jobs can be absorbed by newer businesses in the area. (1/11)

**Greece Ridge Mall** – Wilmorite Management Group LLC is planning a \$6 million upgrade to the Mall at Greece Ridge Center over the next three years, with financial assistance from COMIDA. (1/23)

**Eastview Mall** – Victor School officials have sent a letter to the Ontario County Industrial Development Agency requesting that they refrain from acting on the Wilmorite Management Group's request for tax breaks on a proposed \$50 million upgrade to Eastview Mall until more information has been obtained. Wilmorite's plan is to spend \$12 million, borrow \$21 million, and receive approximately \$20 million from future tenants, yet to be named. The school district's concern is that the tax breaks requested would divert money away from the school system, and any revenue generated would go toward paying off the debt, and there would not be any benefit to the schools. (1/27)

**Medley Center** – A Final Environmental Impact Statement on the redevelopment of Medley Center was accepted by the Irondequoit Town Board, and now the board members just need to adopt a finding statement to move forward with the plans. Developer Scott R. Congel is looking to transform the old Irondequoit Mall into a multi-use project that is expected to generate 1,500 permanent jobs and \$36 million in annual sales tax. (2/4) New details introduced in the Medley Center's \$260 million redevelopment plans include a small "boutique" hotel, and a flyover ramp from Route 104, providing direct access to the development, as well as the previously planned 330 apartment units, geared toward empty nesters and professionals, a 350-foot hotel with conference room, retail shops, upscale restaurants and a 16-screen movie theatre relocated from Culver Ridge Plaza. The entire project will be financed by developer Scott Congel, with no funding from the town of Irondequoit. The main point of discussion between town officials and developers is the tax-abatement agreement, or PILOT program details. Anticipated economic benefits include \$163 million in construction wages, 1,500 permanent jobs paying \$47.5 million annually, and \$36 million in annual sales tax revenue. (2/16) The Town Board unanimously approved the creation of a separate zoning district and signed off on the last phase of environmental review for the redevelopment of Medley Center. The only remaining piece before the project can get started is the tax-abatement agreement between developers and the town and school district. (2/18) Details of the Medley Center PILOT agreement were revealed, and now just await approval from the Irondequoit Town Board and East Irondequoit School District. After that, the final approval from COMIDA would allow the work to begin immediately. Included in the agreement are upfront payments of \$100,000 to the school district, and \$1 million to the town, and the additional payments would add up to at least \$21 million over 30 years. (3/5) The tax abatement agreement for the \$260 million Medley Centre redevelopment project was unanimously approved by both the Town Board and East Irondequoit Board of Education. COMIDA will vote next week. (3/10)

**Irondequoit** – The town of Irondequoit's central business area, East Ridge Rd, is expecting several new tenants over the next year or two including, a Hampton Inn at the former site of Philanz Oldsmobile, a Walgreens at the corner of Hudson Ave, a sushi restaurant at the site of the former Panda Buffet, a yet-to-be-named restaurant near Pep Boys, a Xerox Federal Credit Union next to the Hampton Inn, and an Aspen Dental center in Culver Ridge Plaza. (2/22)

**Pittsford** – The owner of Newcomb Oil and Marathon Engineering presented a plan to convert the gas station at 21 Schoen Place into retail and office space. The project would require four variances from the village regarding setbacks and parking issues. (2/25)

**LeRoy** – An 111,000 sq.ft. Wal-Mart store is planned for W. Main Rd and E. Bethany-LeRoy Rd in the town of LeRoy. Construction should begin in late April or early May, and the store could open in spring of 2010. The project will create 200 new jobs, as well as another 100 during construction. (2/27)

**Pittsford** – Breathe Yoga and Juice Bar Inc is expanding into a 6,000 sq.ft. space on Main St. Once renovations are complete in late spring, it will be the largest retail space fronting on Main St in Pittsford, and will allow Breathe to expand its retail space from 200 to 2,500 sq.ft., with merchandise from at least 30 vendors. (3/13)

**Greece** – The Appellate Court denied a law suit from Residents Against Wal-Mart to overturn the town planning and zoning boards decisions to approve a proposed Wal-Mart Supercenter at Northgate Plaza. (3/26)

## Industrial

**Palmyra** – Garlock Sealing Technologies LLC, with project headquarters over 140 acres in Palmyra, Wayne County, has completed the majority of a \$30 million modernization project that began in 2006. They have additional improvements of about \$1 million planned for 2009. Improvements include an upgrade to their wastewater treatment plant and two energy studies focused on their steam and electrical generation to make the site more energy-efficient. Renovation work is still needed on about 15,000 sq.ft. and demolition is planned for about 200,000 sq.ft. of the sites 700,000 total sq.ft. of space. Despite the worldwide economic downturn, Garlock's parent company, EnPro Industries Inc. of Charlotte N.C. has seen an increase in sales and profits. (1/30)

**Chili** – Metalico, a New Jersey based company, can finally move forward with a plan that was approved by the Chili Planning Board in 2007, due to approval from a panel of appellate court judges. The \$5 million state-of-the-art high-volume mechanical shredder on Scottsville Road was protested by a group of aviation experts and town residents due to the plants proximity to the airport causing a potential fire hazard, potential traffic hazards, hazardous waste, and pollution problems. The judges denied the motion, and Metalico agreed to several precautions to move forward with the project. (2/12)

## Residential

**Fairport** – Anco Builders presented a proposal for a new housing complex on a 1.62 acre lot along the south side of the Erie Canal, called Tow Path Park. The complex would include 11 condominiums, 24 apartments, and a gourmet pizza and wine bar featuring Finger Lakes wines. The condos would be available with two or three-bedrooms at an average size of 2,000 sq.ft, and the apartments would be about 800 to 900 sq.ft. in size. Developers will need to complete a state environmental quality review, and negotiations are already underway with the state Canal Corp on various permit and public-access issues. Hopefully, the project would be completed by September 2010, when Rochester will host the World Canals Conference. The property is leased through March by the Town of Perinton, and once vacated the pole barn-type structures will be demolished at a cost of \$15,000 to \$20,000. (1/7)

**Canandaigua** – After receiving preliminary subdivision and site plan approval from the Planning Board in December, RSM Development Co is now looking to the town Zoning Board of Appeals for 23 variances on the proposed 68-home subdivision and private marina on 73.6 acres on West Lake Road. Even though the public comment period has ended, a pending court case brought by Watershed advocacy groups to the state Court of Appeals could halt the project, even if the variances are granted by the ZBA. The requested variances fall into the categories of roof height, setbacks, density, conservation, parking, and pump house. The ZBA has until the middle of February to make a ruling, and the state Court of Appeals should rule with the next 2 months. (1/13) Victor-based RSM Development Co. received the ZBA approvals on 14 of their 23 variance requests, enough to move forward with the final plans within the next few months. Nine of the declined variances were regarding building height, and the developer has been advised to seek approval for each of the homes individually once the final site plans are drafted. The last reviews needed are with regard to steep slopes and potential erosion issues, and a ruling by the state Court of Appeals could put a stop to the project altogether. (1/14)

**RIT** – The Henrietta Town Planning Board heard a letter from the New York State Department of Environmental Conservation addressing the environmental impact of a proposed student housing development across from Rochester Institute of Technology's Park Point. It stated that the project would have minimal impact on adjacent federally protected wetlands. The proposed 13 three-story buildings on 30 undeveloped acres on John Street would have three and four-bedroom suites for undergraduate students, and one-bedroom apartments for graduate students, as well as a fitness center, pool, maintenance building, and building for students to pick up mail. The environmental impact study was one

of the last issues for Edwards Communities Development to address before they submit plans for final approval next week. (1/15) RIT's proposed student housing development, The Province, received final site plan approval from the Planning board. Edwards Communities Development has agreed to include bike racks in front of the buildings and large dumpsters in the rear. Work on the project will begin immediately. (2/19)

**Victor** – A plan by Morrell Builders to annex 56 acres in the town of Victor off of Route 444 into the village for subdivision is under review and receiving much scrutiny from Victor residents. The town and village boards have 90 days after the public comment period to vote on a resolution, or if a decision is not made the annexation will be approved by default. If one board approves, they reserve the right to submit an application to the appellate court to contest the decision, and if both boards approve the acreage becomes village land, and the project will move on to the planning approval process. Even if the annexation isn't approved, the project could still proceed under the town's planning process. (1/27) Victor Town Board rejected a request for the village to annex 56 acres from the town for a housing development, and suggested that the property be developed under the town's existing zoning laws. (3/25)

**Brighton** – The Brighton Town Board accepted a final environmental impact statement for Anthony Costello's proposed 63-acre housing development, called The Reserve. Located on the north shore of the Erie Canal, south of I-590 and east of South Clinton, the project would include lofts, single-family homes and townhouses. The board needs to adopt a finding statement to move the project forward, hopefully by late February, and construction may begin in four or five months. (1/29) Upon accepting Costello's final environmental impact statement on The Reserve, there was still some debate regarding the cut back of the amenities package offered. One of the council members wondered if the developer was providing enough amenities, in proportion to the incentives that are being requested from the town. He specifically inquired about affordable housing, which the developer states was never included in the plan, and would not be possible to put in due to the nature of the project. (2/4)

**Rochester** – Officials at Mary Cariola Children's Center have raised approximately \$650,000 out of \$1 million needed to build a six-bedroom respite home catering to 11 through 21-year-olds with developmental disabilities or behavioral disorders. Part of a larger \$5 million fundraising campaign to support agency programs, it would be the first of its kind in our area, and is expected to open in 2010. (2/13)

**Fairport** – Fairport Baptist Homes introduced its new Assisted Living Community, which will offer 33 one-bedroom units. The first ten will become available in April, and the remaining will phase in from June to September. The apartments are part of a \$9 million renovation project made possible with two state grants totaling \$6.2 million. (3/5)

**Canandaigua** – The second phase of the new Brookside Apartments development has made thirty-two apartments available, and another 16 will open each month through July, making a total of 88 one-, two-, and three-bedroom units. Located on Conifer Drive off Buffalo St Extension, monthly rents at Brookside range from \$521 to \$749, and are intended for households with incomes at or below 60 percent of the area median income. (3/10)

**Henrietta** – Proposed subdivision, Graywood Meadows, by developer Dutch Summers, of Jaynes Riverview LLC, is on hold due to conflict over sidewalks. The town Planning Board is adamant that the development, on 59.5 acres on the northwest corner of East River Rd and Farrell Road Extension, have sidewalks along the north side, but the developer does not want to spend the \$100,000 on top of millions that have already been invested. The final site plan approval remains on hold until an agreement is reached. (3/12)

**Canandaigua** – The 34-home portion of Amber Meadows subdivision on the city side of the proposal has been revived after having been stalled for over a year. Preliminary approval for 34 lots on 21 acres that was granted back in 2007 will have to be revisited. The 35 homes on 20 acres in the town began construction on the first 16 homes. (3/22)

**Gorham** – PFM Enterprises LLC is seeking Planning Board approval for the Montebella subdivision project. The 41.6 acre subdivision on Route 364 requires preliminary major subdivision approval for 68 lots and final subdivision approval for 32 of those lots. (3/22) The town Planning Board denied final subdivision approval on 32 lots of Montebella Estates due to questions regarding access to Route 364. Montebella's entrance may have to be shared with a couple of neighboring side streets. (3/25)

**Brighton** – The 22 month town approval process was completed for St. John's Brickstone, a \$33 million senior community. Located on Elmwood Avenue adjacent to St. John's Meadow and open to the public, the 16 acre project will have 102 living units for active seniors, as well as 6,000 sq.ft. of retail space in an open, park-like design. Construction is expected to begin in May or June. (3/25)

## Other

**La Avenida** – The city has spent 30 years looking at a project for the section of North Clinton Avenue between Upper Falls Blvd. and Clifford Avenue, called La Avenida. This is one of several projects being submitted for federal stimulus money, and is intended to create a hub for the Latino community. A Hispanic-themed shopping center called La Marketa had been the centerpiece of the project, but the city is returning to the planning stage on this portion. A public hearing is set for the end of the month. (1/19)

**Gates** – A plan for expanding the Gates Public Library has been on the table for a couple of years, but is having trouble in the area of financing. The library board proposes an expansion from 15,000 to 29,000 sq.ft. at a cost of \$5.5 million. The Town Board proposes an increase to only to 24,000 sq.ft at a cost of \$3 million or less. Until further decisions are made, the library director is moving forward with small improvements such as new carpet, and meeting room upgrades. (1/16)

**Penfield** – As part of Penfield Central School District's \$73 million upgrade project Bay Trail Middle School will have new music and science classrooms next month. High school improvements will include new classrooms, as well as improvements to the athletic fields, auditorium, and gymnasium. The entire project is expected to be done by 2010. (1/27)

**Henrietta** – Burger Middle School, built in 1963, has received \$13.6 million in upgrades including a new 700-seat auditorium, main entrance with video monitoring and telecom systems, gymnasium, library, some art and music classrooms, and home economics facilities. (1/29)

**Midtown** – In response to the city of Rochester's request for proposals, about 30 development, architectural and engineering firms have toured Midtown Tower to investigate rehabilitation possibilities. The 17-story 207,000 sq.ft. building, built in 1962, over an 1,844 space parking garage would likely be converted to a combination of housing, retail and office space, on the currently 8.5 acre Midtown site. Upon demolition of the Midtown Plaza, to make way for the construction of PAETEC headquarters, the tower parcel will be subdivided to 1.4 acres. (2/6) Two proposals are being considered by the city in place of demolition of the Midtown tower building. One of the proposals is from the local team of Patrick Dutton and Shane Bartholf and the other is by the Harmony Group out of the New York City area. By the end of April, officials plan to either choose one of these proposals, or move ahead with demolition. (3/4) The first \$30 million-plus was released for Midtown development to begin with asbestos removal, bringing about 200 jobs beginning in June or July and completed in six months. Even though Midtown tower might be saved, it still must be cleared of asbestos, and likely will be stripped down to the steel frame. (3/6)

**Penfield** – The first granite and marble mausoleum opened at Oakwood Cemetery, offering an alternative to standard burial. The mausoleum has two wings with crypts and cremation urns and a 900 sq.ft. gathering space for services. (2/11)

**Greece** – Global Hospitality LLC received a temporary sales-tax exemption worth up to \$100,000 from COMIDA for construction of a Homewood Suites hotel west of Stoneridge Plaza. The development company is hoping for a December opening of the Hilton franchised brand hotel. (2/17) COMIDA approved tax breaks totaling \$1.2 million on Global Hospitality's Homewood Suites hotel project on Center

Place Drive. The \$13.8 million, 95-suite, 98,000 sq.ft. hotel will create 30 jobs and generate \$2.9 million in benefits to taxpayers. (3/18)

**Canandaigua** – Chrisantha Inc. and Troser Recreation Properties LLC are proposing a \$25 million 150,000 sq.ft. 200-room hotel and conference center off Routes 5 and 20 next to Roseland Waterpark, called Canandaigua Conference Hotel. Currently starting the state environmental review process, and requiring a zoning variance to allow a seven-story building, construction is expected to begin in July 2010. (2/18)

**Canandaigua** – David Genecco, owner of the Steamboat Landing restaurant on Lakeshore Dr, is proposing a 142 room hotel be built around the restaurant, with conference space for 600 people, as well as a spa, boutique stores, and 11 condominiums. (2/18) A committee of the Canandaigua City Council is considering the proposal of a six-story 153,100 sq.ft. hotel complex. The \$18 million Steamboat Landing Hotel & Conference Center would have 136 hotel rooms, nine condominiums, and about 13,000 sq.ft. of conference space on 2.5 acres on the lake side of Lakeshore Drive. Issues being addressed include a lack of parking, creating new public docks with 46 boat slips in place of the existing 12 boat docks, and the effect the complex will have on the view of the lake. (3/19) The City Council unanimously accepted the Steamboat Landing Hotel proposal, and the developer will provide a full environmental assessment form in April. (3/20)

**Mendon** – The Mendon Town Board named HBT Architects of Pittsford as the architects of the new library project. The \$1.35 million facility will be constructed on the 1.9 acre parcel occupied by the current library at 15 Monroe St. using environmentally friendly building materials. The town is receiving a NYS library construction grant of \$500,000 toward the project, and will hold a capital campaign to offset cost to town residents. Groundbreaking is set for this summer. (2/20)

**Henrietta** – Staybridge Suites received the final approval from Henrietta Planning Board to construct a 96-unit four-story hotel on 3.6 acres south of Marketplace Mall. (3/5)

**Brockport** – Brockport Central School District approved a \$13.9 million proposal for a transportation building off campus. Funding for the Owens Rd garage will be divided between a \$1.2 million fund balance, and \$90,375 through a tax levy, to be repaid over a 30 year bond. Construction should begin by spring of 2010. (3/6)

**Eastman Theatre** – Renovation and expansion of the Eastman Theatre was suspended for two weeks to analyze cost. Construction cost on the project increased from \$43 to \$46.5 million. \$30 million for the project was raised by the school, \$10 million from Kodak, \$2.5 from the Davenport-Hatch Foundation, and \$10 million was raised by the Rochester Philharmonic Orchestra. Fundraising for the remaining \$16.5 continues. (3/11)

**Chili** – Indus Companies plan for a Microtel Inn & Suites on Chili Ave has been scaled back from 67-room three-story hotel to a 52-room two-story hotel to accommodate the surrounding residential neighborhood. Still pending final approval from the Town Planning Board, if approved it would be the first hotel in Chili. (3/12)

**Scottsville** – Scottsville Veterinary Adoptions completed a two-story, 3,000 sq.ft. expansion of its shelter for dogs and cats. The nonprofit humane agency will now be able to save twice as many animals from euthanasia. (3/12)

**Canandaigua** – The City Council has approved a “scoping” document to determine the scope of the proposed \$140 million lakefront redevelopment in Canandaigua. The project, being developed by Conifer Realty LLC, would transform 33.5 acres between Routes 5 and 20 and Lakeshore Drive into housing and retail space. The next steps underway are the environmental impact statement, and public comment period. (3/15)

## General

**Hamlin** – After 2 years of hearings, meetings, and research, the Town of Hamlin's laws regulating wind turbines have been overturned by the state Supreme Court due to a lawsuit filed by the Hamlin Preservation Group. The town will begin putting new law together as quickly as possible, as it is the first Monroe County Town to attract attention from a wind power firm, Competitive Power Ventures, now owned by RG&E parent Iberdrola. (1/13)

**Sibley Building** – The majority of the city's nearly \$20 million in delinquent loans and other receivables is \$18 million in past-due loans and other payments owed by RochWil, a limited liability company created by Willmorite, whose sole asset is the Sibley building across from Midtown. The building, which is almost as big as Midtown, is currently 37 percent leased, with MCC as the primary tenant at about \$3 million annually, and the assessed value is \$9.2 million, the same that it sold for back in 1992. Willmorite and the city are both trying to market the property for sale. (1/15)

**Naples/Prattsburgh** – After going to court to challenge a PILOT for the First Wind proposed 36-turbine wind project in early 2008, a new payment-in-lieu-of-taxes agreement has been presented by the Steuben County Industrial Agency that would give the Prattsburgh and Naples school districts more money. Prattsburgh has already accepted the agreement, and Naples will be reviewing it this week. (1/27)

**Water Authority** – The Monroe County Water Authority was given approval by county lawmakers to borrow an additional \$90 million for a new eastside water facility. They have \$40 million in bonding already secured. There is an objection from Democrats that they should only need to borrow a total of \$117 million, but the Brooks Administration states that the extra funds can be used for increased construction material prices. (1/29)

**Nursing Homes** – A proposed \$3.5 billion in health care cuts to the state Medicaid program is causing local long-term care facilities to tighten their budgets. Local administrators express confidence in the strength of their facilities, but experts are concerned about the Medicaid cuts and an ongoing shortage of nurses. In Gov. Paterson's proposal, nursing homes would face a cut of \$900 million, including \$450 million in federal Medicaid matching funds. Due to the president's proposed stimulus plan, the state could possibly receive \$5 billion annually in federal Medicaid assistance for the next two years. (1/30)

**Greece Schools** – If passed by the Senate this week, a federal stimulus package is set to give Greece Central School district \$6.7 million in aid over two years. The package is designated to include \$3.4 million in special-education funding, \$1.99 million for construction projects and \$1.29 million in Title 1-A funding, which focuses on student literacy. Administrators had been planning to eliminate 101 staff positions, and it is undetermined if this aid will affect any of those cuts. As proposed, the American Recovery and Reinvestment Act would send approximately \$1.6 billion upstate over two years including \$737 million in Medicaid relief and \$860 million in education aid. (2/5)

**Rush Henrietta Schools** – Included in the American Recovery and Reinvestment Act of a federal stimulus package is \$99 million in aid for Monroe County Schools, \$2.7 of which is designated for the Rush-Henrietta school district over two years. The money is designated to include \$1.5 million for special-education, \$780,000 for construction, and \$420,000 for No Child Left Behind. (2/5)

**FEMA** – The five-year \$1 billion project that FEMA started in 2003 to create more accurate flood plain maps using digital technology has caused more than 77,200 households nationwide to petition to be removed from the new flood zones. Since revisions to Monroe County maps were released in August, 125 households have petitioned FEMA to correct their designation, with approximately 90 percent of the appeals being granted. (2/9)

**Penfield** – On average, Penfield installs at least 5,000 feet of sidewalk per year. In 2008, the town installed over 8,500 feet of sidewalks, and this year they have been receiving more requests regarding sidewalk projects than in previous years. A future Town Board session will cover the town's options and determine which projects will fit into the budget. (3/4)

*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*
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