



FRIDAY, NOVEMBER 9, 2007 MAYOR SEEKS OPTION TO PURCHASE MIDTOWN PLAZA - Plan Gives City Sole Purchase Option Until February, 2007

(Rochester, New York) —Mayor Robert J. Duffy will propose to City Council that the City explore the purchase of Midtown Plaza for eventual private development. The proposal will be considered today by the Rochester City Council Jobs, Economic Development and Center City Committee. The City has an opportunity to purchase the property and guide its future development. If approved, the City will enter into the option with current owner, Midtown Rochester Properties LLC. The option, costing \$250,000, would give the City the sole right to purchase the property through Feb. 2007. The City will use that time to conduct a condition analysis of the property and work on possible development alternatives.

"Midtown Plaza is located in the center of our downtown and we have the ability to influence its development," said Mayor Duffy. "What happens to Midtown Plaza will play a fundamental role in the rebirth of downtown Rochester. Any development of Midtown will require local, state and perhaps federal aid and assistance. This option plan will allow the City to help find the right development and right developer for this vital downtown property."

The option will include the terms for the purchase of Midtown. Should the City decide to move forward and purchase the property, the price is set at \$6 million, or about \$5 per sq. ft., substantially below the assessed value. The Midtown buildings include the McCurdy Building, Seneca and Midtown Towers, the Euclid and B. Forman Buildings as well as the Plaza itself. The City already owns the 1,820 space parking garage located beneath the properties.

The current owner of Midtown Plaza contacted the City about their intention to sell the properties and offered the City the first opportunity to make the purchase.

"We prefer to take our time before making this commitment," said Corporation Counsel, Thomas Richards. "Buying this option secures our ability to influence the future of this 8.6 acre site in the heart of downtown and guide it in the long-term best interest of the city. If a new owner were to purchase the property, we would have diminished capacity to do that. The option also give us time to consider the best course of action for the site," Richards continued. If the City decides to go through with the purchase, the \$250,000 would be applied to the price.