



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF OCTOBER 15, 2013
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report

Applications:

**795 Monroe LLC (\$1,464,550 – Lease/Leaseback with Custom Abatement)
24 Gable Alley
Rochester, New York 14607**

**Project Address: 795 Monroe Avenue
Rochester, New York 14607**

795 Monroe LLC, a local real estate development company, is proposing the redevelopment of the former Theater Confections building in the Upper Monroe neighborhood of the City of Rochester. The 12,786 square foot, two-story building, on .29 acres, will be converted to twelve market rate apartments. The \$1,464,550 project is projected to create 1 new FTE over the next three years. The City of Rochester has asked COMIDA to provide a custom abatement for this project based on the existing CUE program.

**Southpoint Cove LLC (\$54,000,000 – Sales & Mortgage Tax Exemptions Only)
1180 Pittsford Victor Road
Pittsford, New York 14534**

**Project Address: 1420-1440 Empire Blvd.
Webster, New York 14580**

Southpoint Cove LLC, a local real estate development group, is proposing the construction of a 358 unit apartment complex on 26 acres in the Town of Webster. The project will include ten three-story apartment buildings with parking underneath. The \$54 Million project is projected to create 9 new FTEs over the next three years. The project has the support of the Penfield Town Board as it supports the development of the LaSalle's Landing District and remediates an existing brownfield. Applicant is seeking exemption for sales & mortgage taxes only.

LiDestri Foods Inc. (\$12,000,000 – Lease/Leaseback with Custom Abatement)
815 West Whitney Road
Fairport, New York 14450

Project Address: 1200 Lee Road
Rochester, New York 14615

LiDestri Foods, Inc. (LiDestri), headquartered in Fairport NY, is a private label and contract manufacturer of food products, primarily sauces, dips, salsas, spirits, apple cider and non-alcoholic beverages. LiDestri has manufacturing facilities in Fairport, Rochester, Pennsylvania, New Jersey and California. Since October 2009, LiDestri has purchased two former Kodak buildings in the Eastman Business Park (EBP) in the Town of Greece, and relocated operations to the new location, investing over \$60 Million. In April 2013, COMIDA approved incentives to assist LiDestri in creating a \$5.3 Million Innovation Center of Excellence at the EBP to support their food, beverage and spirits businesses.

LiDestri is now proposing to acquire an adjacent 397,600 square foot building on 25 acres in the EBP. This building will provide space for finished goods inventory which will free up additional space for manufacturing in the adjacent buildings. LiDestri is seeking mortgage tax exemption and a custom abatement.

Palmer Fish Company Inc. (\$1,187,500 – Sales Tax Exemptions Only)
900 Jefferson Road (EquiPlus)
Rochester, New York 14623

Project Address: 900 Jefferson Road
Rochester, New York 14623
171 Weidner Road
Rochester, New York 14624

Palmer Fish Company Inc. (PFC) is a fifth- generation, family-owned and operated, wholesale food service distributor based in Henrietta, NY. PFC is expanding and is proposing to renovate and equip a 175,000 square foot refrigerated warehouse facility on 19 acres at 171 Weidner Road in the Town of Chili. The building will house PFC's wholesale distribution and cut meat operations. PFC will retain its Direct To You market at 900 Jefferson Road and will renovate unfinished space to house the company's corporate offices, sales, purchasing, human resources and administrative personnel. PFC currently employs 174 FTEs and expects to create 4 new full-time positions. PFC has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of sales tax exemptions through the EquiPlus program.

**Flower City Glass Co. of New York
188 Mt. Hope Avenue
Rochester, New York 14620**

**(\$76,485 – Sales Tax Exemptions Only)
(EquiPlus)**

Flower City Glass Co. of New York LLC, (FCGC), provides wholesale commercial and residential glass, windows, and doors as well as installation and repair services. FCGC is a third generation, 80 year old company located in the City of Rochester. FCGC is proposing to purchase \$76,485 of sheet metal machinery to bend, form and cut sheet metal that is used in the framing for windows and doors in commercial buildings. FCGC currently employs 65 FTEs and expects to create 1 new full-time position. FCGC has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

5. Approval of Minutes – Agency meeting September 17, 2013
6. Chair Mazzullo – Discussion Items
 - Nominate J. Popli, Chair of Governance Committee
7. Executive Director Seil – Discussion Items
8. Ann Burr, Chair Finance Committee
 - Approve Minutes/October 8,2013 Meeting
 - Presentation/approval COMIDA 2014 Budget
9. J. Popli (Acting Chair) Governance Committee
 - Approve Minutes/October 4, 2013 meeting
10. Legal Counsel – Discussion Items
 - **Alexander East LLC**
Approve sales tax exemption on \$100,000 increase in project costs.
(Originally approved March 2013 at \$7,606,900).
 - **Gallina – 600 Mile Crossing** – Approve new tenant

The next Agency meeting will be held on Tuesday, November 19, 2013.