



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – October 20, 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

Applications:

**Riverwood Tech Campus LLC
205 St. Paul Street, Suite 200
Rochester, New York 14604**

**(\$19,400,000 – Lease/Leaseback with Custom
Abatement)**

Tenant:

**4545 East River Road
Rochester, New York 14586**

Riverwood Tech Campus LLC, a Rainaldi real estate development company, is proposing the acquisition and renovation of the former Kodak Marketing Education Center on 150 acres in the Town of Henrietta. First opened in 1971, the long vacant property consists of 350,000 square feet of outdated and inefficient space. The \$19,400,000 project will create modern and efficient space for as many as twenty high tech, assembly and light industrial tenant companies. The applicant is seeking approval of custom property tax abatement, supported by the Town of Henrietta. The Benefit/Incentive ratio is 2.03:1.

**MC-USL Ventures I LLC
1080 Pittsford Victor Road, Suite 100
Pittsford, New York 14534**

(\$47,353,250 Lease/Leaseback Shelter Rents)

Tenant:

**The Cottages at East River
4545 East River Road
Henrietta, New York 14586**

MC-USL Ventures I LLC, a joint venture of Morgan Acquisitions LLC and University Student Living LLC, is proposing a cottage style student housing development on 56 acres in the Town of Henrietta. The 300,000 square foot development will include 85 two-story cottage style buildings with 172 units, housing 687 students. The \$47,353,250 project is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of a Shelter Rent property tax abatement. The Town of Henrietta is supportive of the PILOT. The Benefit/Incentive ratio is 8.8:1.

**Chosen Spot LLC
1595 Moseley Road
Victor, New York 14564**

(\$2,345,000 – Lease/Leaseback with JobsPlus)

Tenant:

**Dixon Schwabl Advertising Inc.
1595 Moseley Road
Victor, New York 14564**

Chosen Spot LLC, a real estate holding company, is proposing an 8,500 square foot expansion to an existing 14,353 square foot building on 2.2 acres in the Town of Perinton. The building is leased to a related entity, Dixon Schwabl Advertising Inc., a full-service advertising, public relations and digital media agency named to the Top 25 Best Small Companies to Work for In America for eleven consecutive years. The expansion will accommodate the continued significant growth in the business. The \$2,045,000 project will impact 92 FTEs and is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 9 FTE. Dixon Schwabl is seeking approval of sales tax exemptions on \$300,000 of furniture, fixtures and equipment. The Benefit/Incentive ratio is 3.2:1.

**Tower 195 LLC
1890 South Winton Road, Suite 100
Rochester, New York 14618**

(\$4,910,000 – Sales Tax Exemptions Only)

Project Address:

**195 E. Main Street
Rochester, New York 14604**

Tower 195 LLC, a Gallina Development real estate entity, is proposing the redevelopment of the partially vacant Chase Tower in the City of Rochester. The approximately 470,000 square foot building, located on 1.5 acres, will be redeveloped into a mixed use commercial & residential building offering commercial office space on Floors 4-13, market rent apartments on Floors 14-21 and for sale condominiums on Floors 22-26. Additional improvements will enhance the entry, exterior lighting, and main lobby and add new elevators. The \$4,910,000 project is projected to create 4 new FTEs over the next three years and increase occupancy 300%. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 2.4:1.

**ELR Associates LLC
580 Fishers Station Drive
Victor, New York 14564**

(\$3,564,750 – Lease/Leaseback with JobsPlus)

Tenant:

**Syntec Technologies Inc. dba Syntec Optics
Rochester Tool & Mold Inc.
Wordingham Technologies
515 Lee Road
Rochester, New York 14606**

ELR Associates LLC, a real estate holding company, is proposing the acquisition, renovation and equipping of an existing manufacturing facility in the City of Rochester. The 65,772 square foot location will be leased to related manufacturing entities, and will consolidate three existing operations to a more efficient, centrally located building with sufficient room to accommodate growth. The \$3,564,750 project will impact 23 FTEs and is projected to bring 121 FTEs to Monroe County and create 63 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 3 FTEs. Syntec Technologies Inc. is seeking approval of sales tax exemptions to renovate, equip and furnish space for operations. The Benefit/Incentive ratio is 21.3:1.

**Lion's Den 412 Properties LLC
412 Linden Avenue
Rochester, New York 14625**

(\$2,320,000 Lease/Leaseback with JobsPlus)

**Tenant: Emerging 1 Inc.
412 Linden Avenue
Rochester, New York 14625**

Lion's Den 412 Properties LLC, a real estate holding company, is proposing the acquisition, renovation and equipping of an existing 17,903 square foot building on 6.38 acres in the Town of Brighton. The building will be leased to a related entity, Emerging 1 LLC which provides staffing and managed services in the areas of sales, marketing and operations to US and international customers. The \$2,320,000 project will impact 15 FTEs and is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 2 FTE. Emerging 1 Inc. is seeking approval of sales tax exemptions on furniture and fixtures. The Benefit/Incentive ratio is 7.1:1.

**Top Capital of New York Brockport LLC
400 Andrews Street, #360
Rochester, New York 14604**

(\$17,418,500 – Lease/Leaseback with JobsPlus)

**Project Address: Seniors Choice at Heritage Square
4599 & 4687 Redman Road
Sweden, New York 14420**

Top Capital of New York Brockport LLC (TCNYB), a real estate development company, is proposing the construction of a 90 unit independent and assisted senior living residence in the Town of Sweden. The project will include two four-story buildings connected by a common area, totaling 102,000 square feet on 7.55 acres. The \$17,418,500 project will impact 1 existing FTE and is projected to create 62 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 3:1.

**Van Hook Service Co., Inc.
76 Seneca Avenue
Rochester, New York 14621**

(\$275,000 – Sales Tax Exemptions Only)

Van Hook Service Co., Inc. (VH), founded in 1973, provides industrial, commercial and public sector refrigeration and air conditioning services. VH is proposing to invest \$275,000 to purchase up to eight fleet vehicles. VH currently employs 43 FTEs and expects to create 2 new full-time positions. VH has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 3.8:1.

**Butler/Till Media Services Inc.
1565 Jefferson Road, Bldg. 200, Suite 280
Rochester, New York 14623**

(\$370,000 – Sales Tax Exemptions Only)

Butler/Till Media Services Inc. (B/T) is a full-service media planning and buying agency founded in 1998 by Sue Butler and Tracy Till. In 2010, B/T relocated to Eagles Landing Business Park in the Town of Henrietta where they occupy 17,670 square feet of office space. Due to continued growth in the company, B/T is proposing to expand to an additional 4,378 square feet and will be investing \$370,000 in office furniture, wiring/cabling, IT equipment, networking switches and office equipment. B/T has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 4.2:1.

**Columbia Care NY LLC
24 West 25th Street, 6th Floor
New York, New York 10010**

(\$510,000 Sales Tax Exemptions Only)

Project Address:

**Eastman Business Park (East)
Building 28, 1st Floor
1669 Lake Avenue
Rochester, New York 14615**

Columbia Care NY LLC (CCNY) is one of only five licenses granted by the New York State Department of Health for the manufacture and dispensing of medical marijuana under New York State's Compassionate Care Act. CCNY is owned by Columbia Care LLC which currently owns and operates manufacturing and dispensing facilities in DC, Arizona, Massachusetts and Illinois. In September 2015, COMIDA approved assistance for CCNY's cultivation facility at Bldg. 12 in the Eastman Business Park (EBP) in the City of Rochester. This \$510,000 project includes the renovation and equipping of the former ES & L branch location at Bldg. 28 at EBP to create a highly secure dispensary. CCNY currently employs 2 FTEs and expects to create 6 new full-time positions in this dispensary. CCNY has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 37:1.

6. Approval of Minutes – Agency meeting September 15, 2015
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items
9. Ann Burr, Chair Finance Committee
 - Approve Minutes/ October 6, 2015
 - Presentation/approval COMIDA 2016 Budget
10. Legal Counsel Townsend Discussion Items

Miscellaneous:

-**Quality Vision**/approve over \$100,000. Public Hearing held October 20, 2015.

-**Riverview Equity**/approve increase in project costs of \$400,000 to \$9,400,000.
Original approval September 2015.

Adjournment

The next meeting of the Agency will be held on Tuesday, November 17, 2015