



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – DECEMBER 15, 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:

780 Salt Road LLC (**\$1,120,000 – Lease/Leaseback with JobsPlus**)
6 Bainbridge Lane
Webster, New York 14580

Tenant & Project Address: **Applied Energy Solutions LLC**
780 Salt Road
Webster, New York 14580

780 Salt Road LLC, a real estate holding company, is proposing the acquisition and renovation of an existing 77,602 square foot commercial building on 9 acres in the Town of Webster. The property, which has been vacant since 2008, was acquired by Monroe County in April 2015 through a tax foreclosure. 780 Salt Road LLC will lease the property to a related entity, Applied Energy Solutions LLC, a manufacturer of commercial and industrial battery chargers. The new location will provide updated and efficient manufacturing, storage and office space. The \$1,120,000 project will bring 34 FTEs to Monroe County and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. Applied Energy Solutions LLC is seeking approval of sales tax exemptions on furniture, fixtures and equipment. The Benefit/Incentive ratio is 4.1:1.

forteq North America Inc. (**\$2,941,184 – Lease/Leaseback with JobsPlus**)
150 Park Centre Drive
West Henrietta, New York 14586

forteq North America Inc. (fNA) provides design support, development, manufacturing and assembly of precision injection molded components and subassemblies for the automotive market worldwide. fNA has been in discussions with Monroe County and South Carolina, and is considering a location in Mexico in order to be closer to customers and suppliers. For a Monroe County location, fNA is proposing to expand their existing 34,000 square foot manufacturing facility on 5.22 acres in the Town of Henrietta. The 30,000 square foot addition will provide additional office, warehouse and manufacturing floor space to accommodate growth. The project will retain 86 FTEs and is projected to create 24 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 9 FTEs. The Benefit/Incentive ratio is 26.9:1.

Caldwell Manufacturing Company North America LLC (\$400,000 – Sales Tax Exemption Only)
2605 Manitou Road
Rochester, New York 14624

Caldwell Manufacturing Company North America LLC, founded in 1888, is a worldwide supplier of residential and commercial window and door hardware. Caldwell is proposing to combine their Ontario County offsite storage and manufacturing locations to their existing corporate headquarters in the Town of Ogden. Additionally, Caldwell will be undertaking a \$1.5 Million five year capital investment project which will add new production equipment to expand capacity. Caldwell will be undertaking approximately \$400,000 in leasehold improvements and non-production equipment to prepare for the consolidation and reconfiguration. The project will impact 45 Monroe County FTEs and is projected to bring 61 new FTEs to Monroe County and create 2 new FTEs over the next three years. Caldwell has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 9.5:1.

6. Approval of Minutes – Agency meeting November 17, 2015
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items
9. Legal Counsel Townsend Discussion Items

Termination:

- Getinge Sourcing LLC
- TDMLSE LLC
- Erie Station 241 LLC

Miscellaneous:

SNIR A LLC / Approve increase in project costs of \$1,625,000 to \$4,375,000.
Original approval July 2015.

Gallina/500 Mile Crossing / Assignment and assumption of existing PILOT by DRT Holdings Inc.

The next scheduled meeting will be held on Tuesday, January 19, 2016.