



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – September 20, 2016
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:

**Seisenbacher Rail Interiors, Inc.
175 Humboldt St., Suite 250
Rochester, New York 14610**

(\$755,000 – Sales Tax Exemptions Only)

Seisenbacher Rail Interiors, Inc. (Seisenbacher), Description, a manufacturer of rail car interiors proposes to lease 38,000 square feet in the City of Rochester. The family owned, 4th generation company, is establishing its first US manufacturing facility to better serve US clients. The \$755,000 investment to include manufacturing equipment, Enterprise Resource Planning software, server and cabling is expected to create 37 new FTEs over the next three years. Seisenbacher also considered California and Utah for this project. Empire State Development Corporation and the City of Rochester are also providing assistance in the \$1.7 million project. Seisenbacher 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 131.8:1

**Annese & Associates, Inc.
155 Culver Road
Rochester, New York 14620**

(\$75,000 – Sales Tax Exemptions Only)

Annese & Associates, Inc. (Annese), is an IT integrator providing a full range of services including project management, direct support, data center virtualization, cloud and security services. The company is leasing 4,000 square feet at the Culver Road Armory and proposes purchasing computer and networking equipment, cabling, security system and office furnishings. The \$75,000 project will impact 15 FTEs in Monroe County and is projected to create 10 new FTEs over the next three years. Annese 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 104.6:1

Generations Child Care, Inc.
179 Stenson Street
Rochester, New York 14606

(\$54,776 – Sales Tax Exemptions Only)

Generations Child Care, Inc. (Generations) operates six child care centers in the Rochester area offering infant and toddler care, preschool, wraparound before and after school programs, NYS Dept. of Education funded free Universal Pre-K as well as elder care day programs. Three of the centers are located in the City of Rochester. Generations is proposing the purchase of a bus for transportation of children within Monroe County, including to and from programs, where families do not have transportation. The \$54,776 project will impact 125 FTEs and is projected to create 2 new FTEs over the next three years. Generations 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 15.5:1

Regional Distributors, Inc.
1281 Mt. Read Blvd.
Rochester, New York 14606

(\$182,000 – Sales Tax Exemptions Only)

Regional Distributors, Inc. (Regional), headquartered in Rochester provides wholesale commercial cleaning, food service and paper products throughout Western and Central New York and Northern Pennsylvania. Regional is proposing the purchase of material handling, packaging equipment and office furnishings in conjunction with the recent building purchase to support their expanding business. The \$182,000 project will impact 48 FTEs and is projected to create 2 new FTEs over the next three years. Regional 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 6.2:1

6. Approval of Minutes – Agency meeting August 16, 2016

7. Chair Burr – Discussion Items

8. Legal Counsel - Discussion Items

-Schreiber Family Properties LLC (Main-Ford) General Supply – Approve increase in property by \$448,380 to \$1,268,380, originally approved March 2015, incremental benefit increase \$65,268. Benefit to incentive ratio 2.7:1

-Middle Road Properties, LLC – (Tenant – Rochester General Hospital) Approve increase in project by \$2,465,224 to \$10,370,590. Originally approved July 2016. Incremental benefit 0. Benefit incentive ratio 3.4:1

-Sibley Project -Sibley Redevelopment HTR, LLC – Approve increase in project by \$9,769,961 to \$92,647,270. Originally approved May 2016. Incremental benefit \$2,259,645.

-South Point Landing, LLC (Tenant – Rochester General Hospital) Assumption of PILOT by purchaser CPI Brockport I, LLC, CPI Brockport II, LLC, CPI Brockport III, LLC.

-50 Chestnut Ventures, LLC (50 Chestnut Street) – Extension to January 31, 2017.
Project amount \$14,429,129.

-Elm Street Ventures LLC (88 Elm Street) Extension to September 30, 2017. Project
amount \$10,127,885.

The next scheduled meeting of the Agency will be held on Tuesday, October 18, 2016