



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – COMIDA MEETING – February 21, 2017
WEBSTER TOWN HALL – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes – Meeting of **January 17, 2017**
4. Verified Exemptions (Local Labor Requirement Waivers) – None to Report
5. Monitoring Reports (Local Labor Requirement Compliance): 2016 Annual, and January 2017
6. Executive Director Adair - Applications for Assistance

Applicant:

American Packaging (\$19,965,000 – Lease/Leaseback with Custom Abatement)
777 Driving Park Avenue
Rochester, NY 14613

American Packaging Corporation (APC) is a flexible packaging converter that services the food, beverage, medical, personal care, agriculture and other specialty markets. APC currently has manufacturing plants in Wisconsin, Iowa and Rochester, and the Rochester plant serves as its headquarters. APC is proposing to build a state-of-the-art manufacturing facility on 40 acres of land at 100 Beaver Road in the Town of Chili. The project will be constructed in 3 phases: Phase 1 will include the construction of a 215,000 square foot building and an investment of \$36 million in equipment. Phase 1, which involves a total investment of \$48.3 million, will impact 170 FTEs and is projected to create 70 new FTEs over the next three years at the Chili facility. Phase 2 and 3 are projected to create an additional 192 FTEs. Before deciding the facility would be constructed in Chili, APC considered an expansion at existing facilities in Iowa and Wisconsin. APC will maintain their City of Rochester operations. The applicant is seeking approval of a custom property tax abatement, which is supported by the Town of Chili. The Benefit/Incentive ratio is 2.7:1.

Applicant:

Morgan Charlotte Street, LLC (\$3,560,000 – JobsPlus Property Tax Abatement)
1080 Pittsford Victor Road
Pittsford, NY 14534

Tenant:

Fisher Associates (\$0)
135 Calkins Road, Suite A
Rochester, NY 14623

Morgan Charlotte Street, LLC is proposing to renovate the above-referenced project in the City of Rochester. The property, which is currently vacant, will be renovated for Fisher Associates (Fisher). Headquartered in Monroe County, Fisher provides transportation, energy and land development services throughout NY, PA and Ohio. The 31,200 square foot manufacturing/warehouse facility will be renovated to meet the specific needs of Fisher. The project will impact 70 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement on the increase in assessed value due to renovations. The job creation requirement is 7 FTE, and the Benefit/Incentive ratio is 2.1:1.

Applicant:
Morgan Rivers Run LLC
1080 Pittsford Victor Road
Pittsford, NY 14534

(22,642,026 – Lease/Leaseback with Abatement)

Morgan Rivers Run LLC (MRR) is proposing to construct an additional 71 units at Rivers Run – Glenwood Cove, located at 50 Fairwood Drive in the City of Rochester. MRR, a market-rate housing facility, will be constructing 11 residential units within the existing building and 60 units in a new building being constructed as part of the complex. A new fitness center and an additional teaching room, which RIT leases for workshops and seminars, are also included in the project scope. The total investment in the project is \$22,642,026, which includes the payoff of an existing loan totaling \$11.8 Million. The project will help retain 3 FTEs, and is projected to create 3 FTEs over the next three years. The applicant is seeking approval of a standard property tax abatement, as well as Mortgage and Sales Tax Exemptions. The Benefit/Incentive ratio is 1.8:1.

Applicant:
Erie Station 30 LLC
75 Thruway Park Drive
West Henrietta, NY 14586

(\$500,716 – EquiPlus Only)

Tenant:
Rolen-Jinxin Tech NA, LLC
30 Becker Road
West Henrietta, NY 14586

(\$743,900 – Sales Tax Exemption)

Erie Station 30 LLC (ES30), a West-Henrietta-based development company, is proposing to build out 8,787 square feet of existing warehouse space located in the Town of W. Henrietta to accommodate Rolen-Jinxin Corporation (Rolen). Rolen is the North American entity of Wuxi Jinxin Co, a Chinese Railways equipment manufacturer, and Rolen Technologies & Products, an international company based in Barcelona, Spain. Rolen, who is establishing their first U.S. facility in Monroe County, will be manufacturing railcar interiors for rail transit manufacturers and transportation authorities located throughout North America. The project is projected to create 26 new FTEs over the next three years. The applicant is seeking a sales tax exemption on building materials (\$194,286), which has a job creation requirement of 3 FTE. Rolen will invest \$743,900, and is seeking approval of sales tax exemptions on equipment. The Benefit/Incentive ratio is 50:1.

Applicant:
Palumbo Trucking, LLC
1731 South Road
Scottsville, NY 14546

(168,652 – Sales Tax Exemption Only)

Palumbo Trucking, LLC (Palumbo), is a newly formed business located in the Town of Scottsville, NY. Palumbo hauls construction materials for projects located primarily in Rochester and Monroe County. Palumbo will be utilizing Class 8 commercial trucks for its hauling, and is proposing to purchase a new 2018 Kenworth T800 Dump Truck, which will be the first member of its fleet. The \$168,652 project will create at least 1 FTE for a commercial class driver, and will allow the business to begin to expand, thereby providing more local jobs over the next year. Palumbo Trucking is seeking a Sales Tax Exemption. The Benefit/Incentive ratio is 3:1.

7. Executive Director Adair – Project Modifications

- **384 East Avenue Inn of Rochester, LLC**
Project Modification – Applicant is seeking to subdivide the restaurant portion of the property (City Grill) and sell it to this family-related entity. The project was originally

approved for a standard JobsPlus PILOT (Lease/Leaseback with Abatement) at the May, 2011 COMIDA Board Meeting.

- Date of Original Approval: 5/17/11
- Original Project Amount: \$4,000,000
- Value of Increase in Project Amount from Proposed Modification: \$850,000
- Total Value of Incentives: \$140,932
 - Original Amount - \$132,432
 - Proposed Modification Incremental Increase - \$8,500

- **Erie Station 25 LLC**

Project Modification – The applicant is seeking to modify the existing PILOT, pursuant to approval, for a new tenant: Pharmacy Alternatives, LLC. The project was originally approved for a standard JobsPlus PILOT at the July, 2015 COMIDA Board Meeting. The project was modified at the January 2016 COMIDA meeting to increase project costs by \$87,500.

- Date of Original Approval: 7/21/15
- Original Project Amount + Modification: \$2,460,602
- Value of Increase in Project Amount from Proposed Modification: \$0
- Total Value of Incentives: \$208,577
 - Original Amount + Modification - \$208,577
 - Proposed Modification Incremental Increase - \$0

- **Sibley Redevelopment HTR LLC**

Project Modification – Applicant is seeking a transfer of previously approved Property Tax Abatement, Mortgage Tax Exemption, and Sales Tax Exemption from Sibley Redevelopment LP to Sibley Redevelopment HTR LLC for financing purposes. The project was originally approved for a custom JobsPlus PILOT (Lease/Leaseback with Abatement) at the December, 2012 COMIDA Board Meeting.

- Date of Original Approval: 12/18/12
- Original Project Amount: \$10,850,000
- Value of Increase in Project Amount from Proposed Modification: \$0
- Total Value of Incentives: \$3,177,200
 - Original Amount - \$3,177,200
 - Proposed Modification Incremental Increase - \$0

- **Midtown Tower LLC**

Project Modifications – Applicant is requesting sales tax exemptions on an increase in project costs of \$5,050,000 until 12/31/17. Applicant is also seeking a Mortgage Tax Exemption on an additional increase in project costs of \$15,000,000 due to cost overruns associated with tenant buildouts, allowances and delays. The project was originally approved for a custom JobsPlus PILOT (Lease/Leaseback with Abatement) at the August, 2013 COMIDA Board Meeting.

- Date of Original Approval: 8/27/13
- Original Project Amount: \$54,485,000
- Value of Increase in Project Amount from Proposed Modification: \$20,050,000
- Total Value of Incentives: \$19,126,311
 - Original Amount - \$18,572,311
 - Proposed Modification Incremental Increase - \$554,000

8. Chair Burr – Discussion Items

9. Public Comments

10. Adjourn Meeting

The next scheduled meeting of the Agency (the COMIDA Annual Meeting) will be held on **Tuesday, March 21, 2017, 12:00 noon**, at the **Watts Building, 47 South Fitzhugh Street, New York 14614**