



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – COMIDA MEETING – April 18, 2017
BRIGHTON TOWN HALL – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes – Meeting of **March 21, 2017**
4. Verified Exemptions (Local Labor Requirement Waivers): None to Report
4. Monitoring Reports (Local Labor Requirement Compliance): March 2017
5. Executive Director Adair - Applications for Assistance

Applicant:

Ridgeway Properties I, LLC (\$18,000,000 – Enhanced JobsPlus)
1020 Lee Road
Rochester, NY 14606

Tenant:

Clearwater Organic Farms, LLC (\$24,648,557 – Sales Tax Exemption)
205 McLaughlin Blvd.
Rochester, NY 14606

Ridgeway Properties I, LLC, a local developer, is seeking incentives for construction of a facility for Clearwater Organic Farms, LLC (Clearwater). Clearwater, a new company which has been supported by the State of New York and other local partners, will utilize cutting edge hydroponic technology to produce fresh, locally grown, year round organic baby leaf greens to supply markets throughout New York State. Ridgeway Properties will construct a 650,000 square foot growing facility on 8 acres of land for Clearwater. The project will be the largest hydroponic commercial greenhouse of its kind in the United States, and will produce more than 2.7 million pounds of fresh produce annually. The facility will be constructed at the Eastman Business Park in Rochester, adjacent to the LiDestri Foods, and will involve a total investment of \$42.6 million and create 100 FTEs and 7 PTEs. The applicant is seeking sales and mortgage tax exemptions, and property tax abatement on the increased value resulting from their \$18 Million investment. Clearwater will invest \$24.6 Million, and is seeking approval of sales tax exemptions on furniture, fixtures, equipment and other eligible costs. The Benefit/Incentive ratio is 1.1:1.

Applicant:

The Meadows at English LLC (\$5,200,000 – JobsPlus)
839 North Greece Road
Rochester, NY 14626

The Meadows at English LLC (The Meadows), a subsidiary of Ambassador Homes Inc., is a local developer and manager of senior housing communities. The Meadows intends to develop, market, and construct 27 townhomes for seniors in the Town of Greece, NY. The new development will offer townhomes to seniors at market rate rent, with amenities specifically catered to the independent elderly who have special needs. The development will include 7 individual buildings with a private entry road and other amenities. The project is supported by the Town of Greece as the need for senior housing is articulated in their Town Master Plan. The applicant is seeking a property tax abatement for the project, as well as a mortgage tax exemption and sales tax exemptions on eligible purchases. The Benefit/Incentive ratio is 1.1:1

Applicant:

Flower City Glass Co. of New York, LLC
188 Mr. Hope Avenue
Rochester, New York 14620

(\$118,340 – EquiPlus Only)

Flower City Glass Co. of New York, LLC (Flower City) is purchasing a CNC machine, which will be used in their shop to fabricate windows and doors prior to installation. Flower City Glass, a family-owned business headquartered in Rochester, has been providing commercial glass, residential glass, and auto glass products to the region for 3 generations (90 years). Their products and services include technical commercial glass, historic windows, custom glass shower doors, residential windows and doors, and auto glass repair/replacement, installation, and maintenance services. The \$118,340 project will create 2 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption only on the equipment purchase. The Benefit/Incentive ratio is 24.3:1.

6. Executive Director Adair – Project Modifications

- **Midtown Tower, LLC**

Project Modification – Applicant is seeking a sales tax exemption on an increase in project costs of \$3,683,200. The cost increases are associated with tenant buildouts, unanticipated interior and exterior building improvements, and other associated costs. The project was originally approved for a Custom PILOT (Lease/Leaseback with Abatement) at the August 27, 2013 COMIDA Board Meeting.

- Date of Original Approval: 8/27/13
- Original Project Amount: \$54,485,000
- Increase in Project Amount from Proposed Modification: \$3,683,200
- Total Value of all Incentives: \$30,882,409
 - Original Amount - \$30,587,753
 - Proposed Modification Incremental Increase - \$294,656

- **Gannett Co., Inc.**

Project Modification – Applicant has informed COMIDA that its project costs have increased by \$2,266,854 due to increased local and national construction costs and technological changes that demanded design and construction modifications to its live studio, exterior signage and associated costs. The Applicant is seeking an increase of \$877,114 for the purchase of goods and services relating to the Project, which will result in sales tax exemption benefits of \$70,169. The Project was originally approved the September 16, 2014 COMIDA Board Meeting.

- Date of Original Approval: 9/16/14
- Original Project Amount: \$15,974,305
- Increase in Project Amount from Proposed Modification: \$2,266,854
- Total Value of all Incentives: \$841,994
 - Original Amount - \$771,825
 - Proposed Modification Incremental Increase - \$70,169

- **Panorama Landing, LLC**

Project Modification – Applicant is seeking a mortgage tax exemption on the lot located at 955 Panorama Land South, which is leased to Monroe County for the Sheriff Zone A Substation (Lot 1). Lot 1 is being released from the original \$5 Million mortgage. The original mortgage will be reduced to \$3 million and a new \$2 million mortgage will encumber Lot 1. This transaction was anticipated within the applicant's original application, which was approved for sales and mortgage tax exemptions only at the April 19, 2016 COMIDA Board Meeting.

- Date of Original Approval: 4/19/16
- Original Project Amount: \$9,935,000
- Increase in Project Amount from Proposed Modification: \$2,000,000
- Total Value of all Incentives: \$339,920
 - Original Amount - \$319,920
 - Proposed Modification Incremental Increase - \$20,000

- **Unither Manufacturing LLC**

Project Modification – The applicant is seeking to convey 2.6 acres of land and improvements (Lot 1) located on the northerly portion of the property they own at 755 Jefferson Road, Town of Henrietta. The project was originally approved for a sales tax exemption on build out costs of \$2,865,000 (total project amount \$15,726,000) at the August 19, 2014 COMIDA Board Meeting.

- Date of Original Approval: 8/19/14
- Original Project Amount: \$2,865,000
- Value of Increase in Project Amount from Proposed Modification: \$0
- Total Value of Incentives: \$115,600
 - Original Amount + Modification - \$115,600
 - Proposed Modification Incremental Increase - \$0

- **Riverview Commons I LLC**

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, Riverview Commons LLC, to Riverview Industries LLC. The project was originally approved for a Lease/Leaseback with JobsPlus at the March 19, 2013 COMIDA Board Meeting. The applicant is not seeking additional benefits.

- **Greg Stahl Properties LLC/Websmart Auto Inc.**

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, Greg Stahl Properties LLC/Websmart Auto Inc., to Love Family Properties. The project was originally approved for a Lease/Leaseback with JobsPlus at the October 19, 2010 COMIDA Board Meeting. The applicant is not seeking additional benefits.

7. Chair Burr – Discussion Items
8. Public Comments
9. Adjourn Meeting

The next scheduled meeting of the Agency (the COMIDA Annual Meeting) will be held on **Tuesday, May 16, 2017, 12:00 noon**, at the **Clubhouse at Durand Eastman Park, 1200 King's Highway, Rochester, NY, 14617**.