



**AGENDA – COMIDA MEETING – July 18, 2017
Gates Town Hall – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes – Meeting of **June 20, 2017** (p. 1)
4. Verified Exemptions (Local Labor Requirement Waivers): June 2017 – none to report
5. Monitoring Reports (Local Labor Requirement Compliance): June 2017 Kevin Loewke (p. 5)
6. Executive Director Adair - Applications for Assistance

Applicant: (p .6)

**Allied Frozen Storage, Inc.
260 State Street
Brockport, New York 14420**

Tenant:

**SatisPie, LLC
155 Balta Dr.
Rochester, New York 14623**

(\$9,250,000 – Lease/Leaseback with Abatement)

Allied Frozen Storage, Inc., a real estate holding company, will be leasing 146,000 square feet to SatisPie, LLC (SatisPie) for the expansion of manufacturing, finishing, and freezing of pies. SatisPie, who distributes its pies to wholesale accounts across the United States, is proposing to renovate and install production lines and 46,000 square feet of frozen storage capacity at 4 Owens Rd. in the Town of Brockport. Their current location in the Town of Henrietta will remain in operation. SatisPie considered relocating to Canada or North Carolina. The \$9.25 million project will retain 58 FTEs and is projected to create 57 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement, which has a job creation requirement of 6 FTEs. SatisPie is seeking approval of sales tax exemptions on materials, non-manufacturing equipment, furniture and fixtures. The Benefit/Incentive ratio is 29:1.

Applicant: (p. 23)

**Circle Street Development II
One Circle Street
Rochester, New York 14607**

(\$7,357,773 – Lease/Leaseback with Abatement)

Tenant:

**The Pike Companies Limited
One Circle Street
Rochester, New York 14607**

Circle Street Development II (Circle Street), a real estate holding company, is proposing to consolidate The Pike Companies Limited (Pike) operations, currently located in Henrietta and the City of Rochester to one location in the City of Rochester. Pike began operations in 1873 and provides design, building and project management services for the manufacturing, healthcare, higher-education and energy industries. The \$7.4 million project will involve 9 parcels in the reconfiguration, renovation and buildout of a 65,000 square foot building to accommodate offices, and warehouse. Additionally, Circle Street has demolished the former Staub's Dry Cleaner Building (a brownfield site), and will create additional parking. The project will impact 300 and is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement, sales tax and mortgage recording tax exemption. The job creation requirement is 30 FTE. The Benefit/Incentive ratio is 12.6:1.

Applicant: (p. 42)
OFD Foods, LLC
525 25th Avenue S. W.
Albany, Oregon 97322

(\$20,445,000 – Lease/Leaseback with Abatement)

Project location:
1000 Rush Henrietta Town Line Road
Rush, New York 14543

OFD Foods, LLC (OFD), who is headquartered in Albany, Oregon, manufactures freeze dried products. OFD is proposing to construct a 42,000 square foot production facility in the Town of Henrietta to service their east coast and mid-west customers. OFD's products include food, pharmaceutical and biological materials for commercial, military and consumer markets. The Company considered multiple locations throughout the US for their expansion. The project is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of Green JobsPlus property tax abatement and a sales tax exemption. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 3.4:1.

Applicant: (p. 90)
REO Holdings LLC
Center City Place LLC
1942 East Main Street
Rochester, New York 14609

(\$7,060,800 – Lease/Leaseback with Abatement)

REO Holdings LLC and Center City Place LLC (REO & CCP) own 131 – 163 State St. in the City of Rochester, located between Church and Allan Streets. REO & CCP are proposing to rehabilitate and renovate the 6 parcels on State Street that were originally constructed in the early 1900's. The parcels have been substantially vacant for nearly 30 years. The 55,000 square foot mixed use project will create commercial/retail space on the first floor, and 54 market rate apartments on the upper stories. The \$7 million project has received a \$950,000 grant from RestoreNY and qualifies for state and federal historic tax credits. The project is supported by the City of Rochester as it will add vitality to the City Center while preserving the historic character of the buildings. The project will impact 8 FTEs and is projected to directly create 2 new FTEs over the next three years. Additional jobs will be created by new commercial tenants. The applicant is seeking approval of JobsPlus property tax abatement, as well as sales and mortgage recording tax exemptions. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.4:1.

6. Executive Director Adair – Project Modifications

RH Apartments, LP (p. 121)
Project address: 336-380 Westfall Rd., Rochester, NY 14620

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, RH Apartments, LP to Rochester Highlands New York, LLC. The project, affordable housing in the City of Rochester, was originally approved for a Lease/Leaseback with Special PILOT (42 years), which was requested by the City of Rochester at the November 2005 COMIDA Board Meeting. The applicant is not seeking additional benefits.

Legacy at Erie Townhomes, LLC (p. 122)
Project address: Lots 201-258 Traditions Place, Henrietta, NY 14467

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, Legacy at Erie Townhomes, LLC to Rochester Erie Station Owner, LLC. The project was originally approved for a Lease/Leaseback PILOT at the July 2006 COMIDA Board Meeting. The applicant is not seeking additional benefits.

Legacy at Erie Station, LLC (p. 125)
Project address: 1545 Erie Station Road, Henrietta, NY 14467

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, Legacy at Erie Station, LLC to Rochester Erie Station Owner, LLC. The project was originally approved for a Lease/Leaseback PILOT at the July 2006 COMIDA Board Meeting. The applicant is not seeking additional benefits.

Legacy at Maiden Park, LLC (p. 127)

Project address: 749 Maiden Lane, Rochester, NY 14615

Project Assumption – The applicant is seeking to transfer ownership of the existing COMIDA project from the current owner, Legacy at Maiden Park, LLC to Rochester Maiden Park Owner, LLC. The project was originally approved for a Lease/Leaseback PILOT at the May 2015 COMIDA Board Meeting. The applicant is not seeking additional benefits.

Charlotte Harbortown Homes Associates, L. P. (p. 129)

Project address: 60 River Street and 4575 Lake Avenue, Rochester, NY

County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA issued its Industrial Development Revenue Bonds (Charlotte Harbortown Homes Associates, L.P. Project, Series 2005) on June 17, 2005 for the purpose of providing for the acquisition, renovation and equipping of the Charlotte Lake River Homes located at for Charlotte Harbortown Homes Associates, L.P. for certain costs in connection with a project. Crown Castle AS LLC, a Delaware limited liability company, propose to enter into a Consent Agreement for the River Street Property specifying the terms and conditions pursuant to a proposed Rooftop Lease and Assignment Agreement for the River Street Property that grants a ninety-nine (99) year lease in, on, over and around certain portions of the building located on said property and an assignment of certain of the Company's rights and interests in certain customer agreements to Crown Castle AS LLC.

Termination: Legacy at Parklands LLC

7. Executive Director Adair – Discussion Items
8. Chair Burr – Discussion Items
9. Public Comments
10. Executive Session
11. Adjourn Meeting

The next scheduled meeting of the Agency (the COMIDA Annual Meeting) will be held on **Tuesday, August 15, 2017, 12:00 noon**, at the **Greece Town Hall, 1 Vince Tofany Blvd., Rochester, NY 14612.**