



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – COMIDA MEETING – January 17, 2017
HENRIETTA TOWN HALL – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Approval of Minutes – Meeting of **December 20, 2016**
5. Verified Exemptions (Local Labor Requirement Waivers)
6. Monitoring Report (Local Labor Requirement Compliance)
7. Executive Director Adair - Applications for Assistance

Applicant:

**Radio Social, LLC
114 St. Paul Street
Rochester, New York 14604**

(\$3,300,000 – EquiPlus Only)

Radio Social LLC (Radio), owner of the former Clover Lanes (which is presently closed), is proposing the renovation of a destination entertainment center in the City of Rochester, with a core business concept of a bowling center. The facility will include a 34 lane bowling venue (reduced from the 50 lane operation offered by Clover Lanes), along with darts, shuffleboard, bocci, ping-pong, and food & beverage offerings. Radio will also have an outdoor lawn area as part of the tenant space, enabling it to be a year-round facility. The \$3.3 million project is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of sales tax only on \$300,000 of equipment purchases. The Benefit/Incentive ratio is 13.7:1.

Applicant:

**764 RR, LLC
780 Ridge Road
Webster, New York 14580**

(\$1,275,000 – Lease/Leaseback with Abatement)

Tenant:

**Palmer Graphic Solutions, LLC DBA Vital Signs
764 Ridge Road
Webster, New York 14580**

(\$150,000 – Sales Tax Exemption)

764 RR, LLC, a real estate holding company, is proposing the construction of an 11,500 square foot building at 764 Ridge Road in the Town of Webster, which will be leased to Palmer Graphic Solutions, LLC DBA Vital Signs (Palmer Graphic), a manufacturer and installer of vinyl graphics, vehicle wraps and signage. Palmer Graphics has outgrown its existing space, and requires a larger facility. The space vacated by Palmer Graphics has been leased to another tenant. The financial assistance to the project will enable Palmer Graphics to retain 11 FTEs, and will create 2.5 new FTEs over the next three years. The applicant, 764 RR, LLC is seeking approval of a JobsPlus property tax abatement (job creation requirement is 2 FTE). Palmer Graphic, the tenant, is seeking sales tax exemptions on \$150,000 in equipment purchases. The Benefit/Incentive ratio is 2.6:1.

8. Executive Director Adair – Project Modifications

- **600 East Avenue, LLC**
Special PILOT – Modify existing PILOT pursuant to a request from the City of Rochester, dated December 15, 2016. The project was originally approved for a standard JobsPlus PILOT (Lease/Leaseback with Abatement) at the October, 2016 COMIDA Board Meeting.

- **South Pointe Landing LLC**
Project Modification - Increase in Property Tax Abatement, and Mortgage & Sales Tax Exemptions resulting from the following:
 1. Increase in Project Costs - +\$625,000

 2. Extend Sales Tax Exemption Date – Extend to 6/30/17 as a result of the internal buildout of an additional 4,590 square feet of medical office space for Highland Hospital.

 3. New Tenant – Highland Hospital of Rochester.

Project was approved for COMIDA Lease/Leaseback with JobsPlus incentives at the September, 2014 COMIDA Board Meeting, and the project was assumed by CPI Brockport LLC I, II & III at the September, 2016 COMIDA Board Meeting.

- **C&P Equities, LLC**
Project Modification – Increase in mortgage recording tax exemption resulting from an increase in project costs of \$225,000. This project was originally approved for COMIDA Sales and Mortgage Tax incentives at the August, 2015 COMIDA Board Meeting.

- **200 LG Drive NY LLC**
Assumption of existing Project (Hammer Packaging Corporation, 220 Lucius Gordon Drive, Henrietta, NY) - Transfer of fee ownership to 200 LG Drive NY LLC. This project was originally approved for Lease/Leaseback with JobsPlus incentives at the November, 2012 COMIDA Board Meeting.

9. Chair Burr – Discussion Items (if any)

10. Adjourn Meeting

The next scheduled meeting of the Agency will be held on **Tuesday, February 21, 2017, 12:00 noon**, at the **Webster Town Hall, 1000 Ridge Road, Webster, New York 14580**