



POWERED BY COMIDA

**AGENDA – IMAGINE MONROE MEETING – June 20, 2017
EBENEZER WATTS CONFERENCE CENTER – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes – Meeting of **April 18, 2017** (p. 1)
4. Verified Exemptions (Local Labor Requirement Waivers): Brian Lafountain (p. 4)
5. Monitoring Reports (Local Labor Requirement Compliance): April and May 2017 (p. 5)
6. Presentation for LadderZUP by Todd Oldham, MCC
7. Consideration of Funding for the LadderZUP Program
8. Executive Director Adair - Applications for Assistance

Applicant: (p. 7)

**P & L Linden, LLC
33 Westfield Commons
Rochester, NY 14625**

(\$1,821,550 – JobsPlus Property Tax Abatement)

Tenant:

**KAFL, Inc.
85 Allen St., Suite 300
Rochester, NY 14608**

(\$250,000 – Sales Tax Exemption)

P & L Linden, LLC (P&L), is proposing to purchase and renovate 800 Linden Avenue in the Town of Pittsford for a related entity, KAFL, Inc. (KAFL). KAFL is a wholesale insurance brokerage agency which offers services in the areas of life, long term care, disability, annuities, and employee benefits to licensed insurance brokers nationwide. The 10,500 square foot facility will provide a more efficient work flow for KAFL, Inc. The project will impact 29 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption and property tax abatement on the increase in assessment. The job creation requirement is 3 FTE. KAFL, the tenant, is seeking approval of sales tax exemptions on \$250,000 of purchases for interior renovations, equipment and furniture. The Benefit/Incentive ratio is 5.9:1.

Applicant: (p. 21)

Simonetti Properties & Management, LLC
1050 Penfield Rd.
Rochester, NY 14625

(\$1,535,773 – LeasePlus Property Tax Abatement)

Tenant:

University of Rochester
135 Corporate Woods, Suite 161
Rochester, NY 14623

Simonetti Properties & Management, LLC (Simonetti) a development company, is proposing to construct an urgent care facility to be operated by the University of Rochester Medical Center/Strong Memorial Hospital (U of R) located at 2047 W. Ridge Rd. in the Town of Greece. The 5,600 square foot facility will provide outpatient care for the treatment of acute and chronic illnesses and injuries. Simonetti will provide the building shell, and U of R will complete all interior renovations. U of R has received a certificate of need from the NYS Department of Health for this project. The project is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions and property tax abatement. The job creation requirement is 1 FTE. The tenant's purchases are not subject to sales tax. The Benefit/Incentive ratio is 4.7:1.

Applicant: (p. 36)

Quality Vision International, Inc.
850 Hudson Avenue
Rochester, NY 14621

(\$2,916,534 – Sales Tax Exemption Only)

Quality Vision International (QVI) is in the final phase of a 5-year renovation and expansion project at their campus on Hudson Avenue in the City of Rochester. The current project involves the construction of a 43 space parking lot, a new building to accommodate two production machines, and a new warehouse to store the materials required to build their products. QVI, designer and manufacturer of optical and multisensory coordinate measuring machines, was founded in Rochester in 1945 and has been at the Hudson Avenue location since 1973. The \$2,916,534 project will retain 10 FTEs, and will continue to support the existing 308 employees at this City location. The applicant is seeking approval of a sales tax exemption only on eligible expenditures. The Benefit/Incentive ratio is 17.5:1.

Applicant: (p. 50)

NYSDOC Group, LLC
320 – 360 Sherman St.
Rochester, NY 14606

(\$285,500 – Sales Tax Exemption Only)

NYDOC Group, LLC (NYDOC), a document destruction company, is proposing to purchase production equipment and renovate their facility in the City of Rochester. NYDOC provides confidential services to customers throughout Upstate New York. The \$285,500 project will impact 1 FTE, and is projected to create 8 new FTEs over the next three years. NYDOC 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 9:1.

9. Bond Resolution: Rochester Schools Modernization Project

10. Executive Director Adair – Discussion Items: Project Modifications

- **Erie Station 30 LLC** (p. 67)

Project Modification – The applicant is seeking to obtain property tax abatement, sales tax exemptions, and a mortgage recording tax exemption resulting from an increase in the scope of the project; specifically the expansion of the facility by 3,820 square feet to accommodate the new plant layout for Rolen-Jinxin Tech NA, LLC. The project was originally approved for a sales tax exemption only at the February 21, 2017 COMIDA Board Meeting.

- Date of Original Approval: 2/21/2017
- Original Project Amount: \$1,244,616
- Value of Increase in Project Amount from Proposed Modification: \$178,000
- Proposed Project Amount with Modification: \$1,422,616
- Total Value of Incentives: \$99,811
 - Original Amount: \$47,140
 - Proposed Modification Incremental Increase: \$52,671

- **Action Towing of Rochester, Inc.** (p. 70)

Project Modification – The applicant is seeking to modify their existing EquiPlus sales tax exemption, pursuant to approval, to accommodate the purchase of two vehicles instead of one. The project was originally approved for sales tax exemptions at the December 20, 2016 COMIDA Board Meeting.

- Date of Original Approval: 12/20/2016
- Original Project Amount: \$107,380
- Value of Increase in Project Amount from Proposed Modification: \$58,105.
- Proposed Project Amount with Modification: \$165,485
- Total Value of Incentives: \$13,238
 - Original Amount: \$8,590
 - Proposed Modification Incremental Increase: \$4,648

- **GMR Brockport, LLC** (p. 71)

Project Assumption – The applicant, GMR Brockport, LLC, is seeking to assume the PILOT and grant mortgage recording tax exemption from South Pointe Landing, LLC (The Unity Hospital of Rochester). The project, which is located at 6668 Fourth Section Road, Sweden, NY 14420, was originally approved for a mortgage tax exemption, sales tax exemption, and PILOT abatement at the September 16, 2014 COMIDA Board Meeting.

- Date of Original Approval: 9/16/2014
- Original Project Amount: \$1,998,623
- Proposed Mortgage Amount: \$11,362,500
- Current Assessed Value: \$3,290,400
- Total Value of Incentives: \$440,129
 - Original Amount: \$326,504
 - Proposed Modification Incremental Increase: \$113,625

11. Chair Burr – Discussion Items

12. Public Comments

13. Adjourn Meeting

The next scheduled meeting of the Agency will be held on **Tuesday, July 18, 2017, 12:00 noon**, at the **Gates Town Hall, 1605 Buffalo Rd. Rochester, NY 14624.**