



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – September 15, 2015
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Bonadio – Verified Exemptions
5. Loewke Brill Report

Applications:

RCD Properties **(\$4,575,000 Lease/Leaseback with JobsPlus)**
90 Air Park Drive, Suite 304
Rochester, New York 14624

Tenant: **Trinity Research Center LLC**
50 Air Park Drive
Rochester, New York 14624

RCD Properties LLC, a local real estate development firm, is proposing the construction of a 33,000 square foot multi-tenant building in the Town of Chili. In addition to RCD as a tenant, Trinity Research Corp. will occupy 30% of the space. Trinity is a new business focused on creating algorithms for educational platforms based on genetic and DNA screening. The \$4,575,000 project is projected to create 26 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. Trinity is seeking approval of sales tax exemptions on furniture, fixtures and equipment purchases. The Benefit/Incentive ratio is 6.6:1.

Frontier Abstract and Research Services Inc. (\$174,000 – Sales Tax Exemptions Only)
30 W. Broad Street, Suite 100
Rochester, New York 14614

Frontier Abstract and Research Services Inc., (Frontier) produces title searches and title insurance policies for customers throughout New York State. Frontier is headquartered in Rochester, with branch offices in Buffalo, Syracuse and the Capital Region. Frontier will be relocating to 8700 square feet in the Knowlton building in the City of Rochester. The new space will provide a more efficient space and room for continued growth. Frontier currently employs 40 FTEs and expects to create 3 new full-time positions. Frontier has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for sales tax exemptions on \$174,000 in equipment purchases. The Benefit/Incentive ratio is 8.1:1.

**Quality Vision International Inc.
850 Hudson Avenue
Rochester, New York 14621**

**(\$1,667,142 – Lease/Leaseback with JobsPlus
- Up to \$100,000 pending Public Hearing)**

Quality Vision International (QVI) designs and manufactures optical and multisensor coordinate measuring machines used by manufacturers to measure and inspect their products for quality and process control. Founded in Rochester in 1945, QVI is headquartered on a 5.5 acre campus in the City of Rochester. QVI is proposing to add 4,500 sq. ft. to the existing 6,000 sq. ft. Optical Gaging Division Customer Center. The \$1,667,142 project will provide additional space for a temperature and humidity controlled demonstration room and storage/packing and loading area. QVI currently employs 294 FTEs. The Optical Gaging Division currently employs 17 and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 2 FTEs. The Benefit/Incentive ratio is 4.2:1.

**Petroleum Services Inc.
650 Lake Avenue
Hilton, New York 14468**

(\$176,545 – Sales Tax Exemptions Only)

Petroleum Services Inc. (PSI), founded over 60 years ago, installs, services and repairs gas pumps at service stations throughout the Rochester, Buffalo and Syracuse markets. PSI is proposing to acquire a new excavator and commercial truck to meet demand for its services. PSI currently employs 6 FTEs and expects to create 1 new full-time position. PSI has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 2.9:1.

**LiDestri Foods Inc.
815 West Whitney Road
Fairport, New York 14450**

(\$2,050,000 – Sales Tax Exemptions Only)

Project Address:

**1020 Lee Road
Rochester, New York 14606**

LiDestri Foods Inc. (LFI), headquartered in Fairport NY, is a private label and contract manufacturer of food products, primarily sauces, dips, salsas and spirits, with manufacturing facilities in Monroe County, Pennsylvania, New Jersey and California. LFI is proposing the retrofitting of 25,000 square feet of existing factory space in the Town of Greece. The renovation will create space for a new High Pressure Processing technology for processing fresh foods and beverages. The \$2,050,000 project is projected to create 29 new FTEs over the next three years. LiDestri has been approved for assistance from Empire State Development for the acquisition of \$2,800,000 in equipment for this project. The Benefit/Incentive ratio is 19.7:1.

Columbia Care NY LLC
24 W. 25th Street, 6th Floor
New York, New York 10010

(\$150,000 – Sales Tax Exemptions Only)

Project Address:

Eastman Business Park (East)
Building 12, 4th Floor
1669 Lake Avenue
Rochester, New York 14615

Columbia Care NY LLC (CCNY) is one of only five licenses granted by the New York State Department of Health for the manufacture and dispensing of medical marijuana under New York State's Compassionate Care Act. The act allows patients who suffer from designated serious conditions to be certified by their physicians to receive marijuana for medical use. CCNY is owned by Columbia Care LLC which currently owns and operates manufacturing and dispensing facilities in DC, Arizona, Massachusetts and Illinois. In Phase 1 of this project, CCNY is proposing the renovation and equipping of existing space to create a new, highly secure medical marijuana cultivation facility and dispensary in the Eastman Business Park in the City of Rochester. CCNY currently employs 2 FTEs and expects to create 6 new full-time positions in this initial phase. CCNY has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 47.4:1.

Riverview Equity I, LLC
6105 Transit Road, Suite 140
East Amherst, New York 14051

(\$9,000,000 Lease/Leaseback with custom Shelter Rent abatement)

Tenant & Project Address:

University of Rochester
1218-1300 S. Plymouth Avenue
Rochester, New York 14611

Riverview Equity I, LLC, a real estate development company, is proposing the construction of an additional 104 bed student housing facility in the existing Riverview complex in the City of Rochester. The building will be leased to the University of Rochester to address the demand for off-campus housing. The project will impact 4 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of a custom Shelter Rent property tax abatement which has been approved by the City of Rochester. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 0.4:1.

6. Approval of Minutes – Agency meeting August 18, 2015
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items
9. Legal Counsel Townsend – Discussion Items

Miscellaneous:

-Love Beets Production LLC

Modification to allocate incentives to real estate entity, 1150 Lee Road, LLC (no incremental benefits) and final approval. Original approval August 18, 2015. Public Hearing held September 14, 2015.

-DHD Ventures of New York LLC/Elm Street Ventures LLC

Approve mortgage tax exemption on increase in project costs of \$1,179,692 to \$11,307,577. Incremental benefit \$11,796.92. Original approval January 27, 2015.

-South Pointe Landing, LLC/Unity Hospital

Approve mortgage tax exemption on permanent financing of \$5,250,000. Incremental Benefit of \$52,500. Original approval September 16, 2014.

10. Adjournment