



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF SEPTEMBER 16, 2014
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

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

Applications:

**Seneca Building of Monroe County LLC (\$15,974,305-Lease/Leaseback
1 Circle Street with custom abatement)
Rochester, New York 14607**

**Tenant & Project Address: The Gannett Co.
245 East Main Street
Rochester, New York 14604**

Seneca Building of Monroe County LLC, a Pike Development Company entity, is proposing the construction of 63,000 square feet office space addition to the existing Seneca building at Midtown Plaza in the City of Rochester. The \$13,762,239 addition will be leased to The Gannett Company Inc. which will occupy two of the three floors (40,000 square feet), with a 15 year lease. The remaining floor, which will be shared with the existing building occupied by Windstream, will be available for future development. The project, totaling \$15,974,305 will impact 189 FTEs and is projected to create 17 new FTEs over the next three years. The City of Rochester has asked COMIDA to provide a custom abatement for this project. Gannett is seeking approval of sales tax exemptions on \$2,212,066 construction, furniture and equipment. The Benefit/Incentive ratio is 5.3:1.

**South Pointe Landing LLC (\$1,998,623-Lease/Leaseback with LeasePlus)
1890 South Winton Road, Suite 100
Rochester, New York 14618**

**Tenant & Project Address: The Unity Hospital of Rochester
6668 Fourth Section Road
Brockport, New York 14420**

In 2011, COMIDA incentives were approved for South Pointe Landing, LLC (SPL) to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility is leased to The Unity Hospital of Rochester (UHR) which provides OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. SPL is now proposing an 11,100 square foot expansion of the facility which will allow UHR to better serve the community. The \$1,998,623 project will impact 28 FTEs and is projected to create 11 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3:1.

**739 S. Clinton LLC
259 Alexander Street
Rochester, New York 14607**

(\$5,181,601-Lease/Leaseback with JobsPlus)

Project Address:

**739 S. Clinton Avenue
Rochester, New York 14607**

739 S. Clinton LLC, a Buckingham real estate entity, is proposing a mixed use redevelopment of the long vacant former Ward Supply building in the City of Rochester. The redevelopment of this 37,000 square foot building will provide a mix of 30 studio and one-bedroom loft-style apartment units along with 14,000 square feet of commercial space which will include a restaurant. The City of Rochester is supportive of the project due to its economic impact on the neighborhood and the allocation of 10% of the residential units for low-moderate income tenants. The \$5,181,601 project is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The restaurant tenant is seeking approval of sales tax exemptions on the build out, furniture, fixtures and equipment. The Benefit/Incentive ratio is 2.1:1.

**RES Exhibit Services LLC
435 Smith Street
Rochester, New York 14608**

(\$193,375-Sales Tax Exemption Only)

RES Exhibit Services LLC (RES) designs and builds exhibit solutions for clients around the world. RES, located in the City of Rochester, is proposing a \$ 193,375 project to upgrade its data center infrastructure to more efficiently meet current and future needs. RES currently employs 75.5 FTEs and expects to create 2 new full-time positions. RES 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 4.8:1.

**Zweigle's Inc.
651 Plymouth Avenue North
Rochester, New York 14608**

(\$1,384,500-Lease/Leaseback with JobsPlus)

Zweigle's Inc., founded in 1880, is a manufacturer of hot dogs, sausage and deli products. Zweigle's is proposing a 4,300 square foot expansion of its existing plant in the City of Rochester. The expansion will accommodate a new production line to expand their product offerings. The \$1,384,500 project, which includes manufacturing equipment of \$750,000, will impact 45 FTEs and is projected to create 5 new FTEs over the next five years. The City of Rochester is supportive of the project. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 5 FTEs. The Benefit/Incentive ratio is 8.3:1.

6. Approval of Minutes – Agency meeting August 19, 2014
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items

9. Legal Counsel – Discussion Items

Miscellaneous:

-**Rivers Run LLC**/Transfer to and assumption of PILOT by Morgan Rivers Run LLC

-**Unither U.S. Corp.**/Approval over \$100,000 – Public Hearing held September 8, 2014,
Town of Henrietta

Termination:

-**QP LLC**

The next meeting of the Agency will be held on Tuesday, October 21, 2014.

Adjournment