



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF DECEMBER 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:

**Cox Historic Lofts LLC
915 Cherry Lane
Valley Stream, New York 11581**

**(\$18,083,627 – Lease/Leaseback with custom
abatement)**

Project Address:

**36-48 St. Paul Street
Rochester, New York 14604**

Cox Historic Lofts LLC, a real estate development group, is proposing the redevelopment of an existing 7-story, 102,000 square foot building in the City of Rochester. The building was constructed in 1885 and is listed on the national Register of Historic Places. The \$18,083,627 project will convert the property to 76 market-rate residential rental units and 5,873 square feet of retail space. The project is projected to create 6.5 new FTEs over the next three years. The City of Rochester has asked COMIDA to approve a custom abatement program. The job creation requirement is 5 FTEs. The Benefit/Incentive ratio is 0.6:1.

**Laureland Inc.
205 St. Paul Street, Suite 200
Rochester, New York 14604**

(\$2,632,000 – Lease/Leaseback with LeasePlus)

Tenant & Project Address:

**Rochester General Hospital
2000 Empire Blvd.
Webster, New York 14580**

Laureland Inc., a Rainaldi real estate development company, is proposing to add a 9,000 square foot addition to an existing 22,085 square foot building in the Town of Penfield. The building is leased to Rochester General Hospital which offers a variety of health services at this location. The \$2,632,000 project will create a new imaging laboratory and provide updated mechanical and life safety systems. The project will impact 2 FTEs and is projected to create 25 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 3.5:1.

American Fruit & Vegetable Company, Inc. (\$100,000 – Sales Tax Exemptions Only)
205 Mushroom Blvd.
Rochester, New York 14602

American Fruit & Vegetable Company (AF&V), located in the Genesee Valley Regional Market in the Town of Henrietta, is a wholesale distributor of fresh fruits and vegetables throughout western New York State. Customers includes retail outlets, food service companies, schools, universities and colleges, farm markets, restaurants, government institutions, and other wholesale distributors. AF&V is applying for a sales tax exemption on the purchase of a \$100,000 refrigerated delivery truck. AF&V currently employs 29 FTEs and will be creating 1 new FTE. AF&V has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 2.4:1.

Flower City Printing Group (\$646,224 – Sales Tax Exemptions Only)
1725 Mt. Read Blvd.
Rochester, New York 14606

Flower City Printing (FCP), founded in 1970, is a custom and contract packaging service in the Town of Greece. FCP and its affiliates now serve national accounts as well as international customers in Asia and Central America. In order to support continued growth and improve operations, FCP will be investing approximately \$646,224 to upgrade the company's ERP software and related hardware to replace a 25 year old outdated system. FCP currently employs 229 FTEs and expects to create 4 new full-time positions. FCP 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 3.8:1.

RocCon Inc. dba Constantino's Market (\$949,408 – Sales Tax Exemptions Only)
40 Celebration Drive
Rochester, New York 14620

RocCon Inc. dba Constantino's Market is proposing a 21,425 square foot market in the Collegetown project in the City of Rochester. The market will offer fresh produce, meats, seafood, prepared foods and everyday staple items. Constantino's expects to create 38 new FTEs. Constantino's has been approved for the GreatRebate program through Monroe County Industrial Development Corporation for the \$949,407 in equipment and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 6.7:1.

Lanovara Specialty Foods Inc. (\$55,366 – Sales Tax Exemptions Only)
208 Mushroom Blvd.
Rochester, New York 14623

Lanovara Specialty Foods Inc. (LSF) is a specialty food distribution company selling a variety of frozen, dairy and grocery products to food retailers and institutional accounts in the northeastern United States. LSF, founded in 1920 and located at the public market in the Town of Henrietta, is applying for a sales tax exemption on the purchase of a new \$55,336 delivery truck. LSF currently employs 24 FTEs in Monroe County and expects to create 2 new full-time positions. LSF 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 17.1:1.

**Bio-Optronics, Inc.
1890 Winton Road South, Suite 190
Rochester, New York 14618**

(\$130,000-Sales Tax Exemptions Only)

Bio-Optronics, Inc. (BOI), founded in 1985, is a healthcare information technology company. BOI develops and deploys software products and services to help healthcare professionals enhance quality, productivity, patient and staff satisfaction. BOI has experienced significant growth and needs additional space and equipment to accommodate employees, customer meetings and third-party quality audits. BOI leases 6,476 square feet from Gallina Development in the Town of Brighton, and will be leasing an additional 4,068 square feet and will be purchasing \$130,000 of communications, computer and conferencing equipment and office furnishings. BOI currently employs 34.5 FTEs and expects to create 2 new full-time positions. BOI 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 26.3:1.

6. Approval of Minutes – Agency meeting November 18, 2014
7. Chair Mazzullo – Discussion Items
8. Executive Director Seil – Discussion Items
 - List of 2015 meeting dates
9. Legal Counsel – Discussion Items
 - **Rochester Joint Schools Construction Board**
Bond Resolution – Next Phase
 - **Riverview Equity-1, LLC**
Increase of mortgage amount from \$29,700,000 to \$29,760,000 (original approval June 17, 2014)
 - **CT Rochester LLC**
Increase in project costs of \$1,845,930 (original approval February 19, 2013)
 - **Gallina Cambridge LLC - Bio-Optronics**
Increase in project costs of \$100,000 and extend sales tax exemption date to April 30, 2015 (original approval October 16, 2012)

PLEASE NOTE: The next meeting of the Agency will be held on Tuesday, JANUARY 27, 2015.
Adjournment