



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – COMIDA MEETING – DECEMBER 20, 2016
EBENEZER WATTS CONFERENCE CENTER – 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Verified Exemptions– none to report this month
5. Monitoring Report

Applications:

Action Towing of Rochester, Inc. (\$107,380 – Sales Tax Exemptions Only)
275 Marketplace Drive
Rochester, New York 14623

Action Towing of Rochester, Inc. (Action), located in the Town of Henrietta, provides auto repair, towing and emergency road services throughout Monroe County. Action, who has been serving the public since 2002, currently has contracts with AAA and the Monroe County Sheriff's Dept. Action is proposing to purchase a 2017 International Tow Truck, due to their continued growth. The \$107,380 project is projected to create 2 new FTEs over the next three years, while current employment is 34. Action has been approved for a GreatRate on the equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sale tax exemption through COMIDA. The Benefit/Incentive ratio is 6.2:1

American Packaging Corporation (\$118,368,000 – Lease/Leaseback with Custom Abatement)
777 Driving Park Avenue
Rochester, New York 14613

Project Location: 100 Beaver Road
Chili, New York 14428

American Packaging Corporation (American), is a flexible packaging converter that services the food, beverage, medical, personal care, agriculture and other specialty markets, with manufacturing plants in Wisconsin, Iowa and Rochester, which serves as headquarters. American is proposing to construct a state of the art manufacturing facility on 40 acres in the Town of Chili. The project will be constructed in 3 phases; the first will include a 215,000 square foot building and invest \$36 million in equipment. Phase I, which involves an investment of \$48.3 million, will impact 170 FTEs and is projected to create 70 new FTEs over the next three years. Phase 2 and 3 are projected to create an additional 192 FTEs. The company considered this expansion at existing facilities in Iowa and Wisconsin. The applicant is seeking approval of custom property tax abatement, which is supported by the Town of Chili. The Benefit/Incentive ratio is 3.3:1.

**Three City Center Partners, LLC
1080 Pittsford Victor Road
Pittsford, New York 14534**

(\$11,250,000 – Lease/Leaseback with Abatement)

Project Address:

**180 South Clinton Avenue
Rochester, New York 14607**

Tenant:

**M & T Bank
One M & T Plaza
Buffalo, New York 14203**

Three City Center Partners, LLC (Three City), a real estate development partnership, is proposing the purchase and redevelopment of a 200,000 square foot office building in the City of Rochester. The Clinton Street location, which has been vacant for 2 years, will serve as M&T's Regional Headquarters. M&T Bank will occupy 56,000 square feet of the building. The project is projected to create 2.5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement on any increase in the assessed value due to renovations. The job creation requirement is 1 FTE, and the Benefit/Incentive ratio is 2.5:1.

**PGH Kirstein, LLC
46 Prince Street
Rochester, New York 14607**

(\$4,758,250 – Special PILOT, Sales & Mortgage Tax)

Tenant/Project Location:

**D4
234-250 Andrews Street
Rochester, New York 14604**

Park Grove Realty, LLC, a Rochester-based development company, is proposing to acquire and renovate the 52,000 square foot Kirstein Building located at 234-250 Andrews Street in the City of Rochester. The purchase of the 6-story building (plus a lower level), and renovation of 8,000 square feet into office space, is of strategic importance as it will secure D4's stability and continued presence in Downtown Rochester. D4, who is headquarter at 222 Andrews and is a leading national discovery management, computer forensics, and litigation support organization, requires more space and is investigating other locations outside of the region to expand their operations. This mixed-use project, which will retain 100 FTEs and has the potential to create 20 new jobs over the next 3 years, will result in a consolidation of D4's local operations at this single location. The applicant is seeking a special PILOT for property tax abatement, as well as mortgage and sales tax abatements, which has been formally endorsed by the City of Rochester. D4, the tenant, is seeking sales tax exemption on applicable renovation costs to the building's second floor. The Benefit/Incentive ratio is 1 : 1.

6. Approval of Minutes – Meeting of **November 15, 2016** and Special Meeting – **December 6, 2016**
7. Chair Burr – Discussion Items
8. Executive Director Adair - Discussion Items
 - 2017 Meeting Schedule
9. Economic Development Director – Mark Geise
 - PILOT Review Committee Recommendation re: Waivers

10. Attorney Discussion Items

The next scheduled meeting of the Agency will be held on **Tuesday, January 17, 2017, 12:00 noon, Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467**