



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING – August 18, 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:

C&P Equities LLC \$750,000 – Sales & Mortgage Tax Exemptions Only
655 Driving Park Ave.
Rochester, New York 14613

Tenant & Project Address: Gibbs Street Self Storage
37-39 Delevan Street
Rochester, New York 14605

C&P Equities LLC, a local real estate development company, is proposing a renovation of the former Monroe Litho buildings in the City of Rochester. Phase I includes the renovation of the 43,000 square foot building to create a 30,000 square foot self-storage facility which will be leased to a related entity, Gibbs Street Self Storage. The 13,000 square foot second floor will be renovated for multi-tenant office space. The \$750,000 project is projected to create 1 new FTE over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 1.5:1.

EPP Team Inc. dba Empire Precision Plastics \$630,090–Sales Tax Exemptions Only
500 Lee Road, Suite 400
Rochester, New York 14606

EPP Team Inc. dba Empire Precision Plastics (EPP), founded in 1992, is a precision injection mold company offering new product development, prototyping, mold construction, injection molding and component assembly. EPP is undertaking a significant project which will include \$4.2 Million in new equipment and renovations to their existing leased facility in the City of Rochester in order to create cleaner, more efficient and cost effective space. The project will impact 67 FTEs and is projected to create 29 new FTEs over the next five years. For this initial project phase of \$630,090, EPP will be purchasing manufacturing equipment of \$317,645 and is seeking approval of sales tax exemptions on \$312,445 in renovations, equipment, furniture and fixtures. The Benefit/Incentive ratio is 60:1. The project has been approved for assistance from the City of Rochester and Empire State Development.

**Love Beets Production LLC
1150 Lee Road, Section A
Rochester, New York 14606**

**\$18,050,000–Lease/Leaseback/Enhanced JobsPlus
Approval to \$100,000 Pending Public Hearing**

Love Beets Production LLC (Love Beets), a joint venture of LiDestri Foods and UK based G's Fresh Ltd., are proposing to establish a 98,500 square foot specialty beet processing facility in the Town of Greece. The facility will process, package and distribute fresh, marinated and organic beets and beet products, with beets supplied predominately from Western New York State. The project includes the purchase of equipment for climate controlled storage, washing, cooking, peeling, processing and packaging lines. The \$18,050,000 project is projected to create 89 new FTEs over the next three years. The applicant is seeking approval of the Enhanced JobsPlus property tax abatement. The job creation requirement is 1 FTE. The project has been approved for assistance by Empire State Development. The Benefit/Incentive ratio is 7.5:1.

**Whirlwind Properties LLC
Whirlwind Music Distributors Inc.
99 Ling Road
Rochester, New York 14612**

\$590,000 – Lease/Leaseback with JobsPlus

Whirlwind Properties LLC, a real estate holding company, is proposing a 13,375 square foot expansion of an existing 46,196 square foot light industrial building in the Town of Greece. The property is leased to a related entity, Whirlwind Music Distributors Inc. Founded in 1975, Whirlwind manufactures audio and video equipment for clients including NASA, ESPN, Disney and musical acts including the Dave Matthews Band and the Red Hot Chili Peppers. The \$590,000 project will provide additional space for raw materials and expanded, more efficient production. The project will impact 113 FTEs and is projected to create 11 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 11 FTEs. Whirlwind Music is seeking approval of sales tax exemptions on equipment, furniture & fixtures. The Benefit/Incentive ratio is 12.2:1.

6. Approval of Minutes – Agency meeting July 21, 2015
7. Chair Mazzullo – Discussion Items
8. Acting Executive Director Johnson – Discussion Items

10. Legal Counsel Townsend Discussion Items

Miscellaneous:

RCC Webster LLC

Assignment & Assumption of PILOT Agreement - new real property owner: 979 Jackson RD NY LLC

Midtown Tower LLC

Approve refinancing mortgage tax exemption. Incremental benefit \$160,000.

Billitier Electric

Approve \$75,000 increase in project costs to \$115,000. Original Approval April 21, 2015.

Rochester Riverfront

Approve refinancing on non-recourse basis. No incremental benefits.

I-Square

Approve Amendment to Agreements regarding partial release of property.

Metro Falls Development

Approve mortgage tax exemption on final financing. Incremental benefit of \$5,950. Original approval October 21, 2014.

Capron Street

Termination of 1st floor, unit 302 and unit 405, and assumption of unit 203.

11. Adjournment

The next meeting of the Agency will be held on Tuesday, September 15, 2015