

NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, the Erie County Industrial Development Agency (the "Agency") will hold a public hearing on Tuesday, March 18, 2025, at 11:00 a.m., local time, at the Town of West Seneca Community Center and Library (Small Conference Room) at 1300 Union Road, West Seneca, New York 14224, regarding the following matter:

Rosina Food Products, Inc., a New York corporation and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 3100 Clinton Street, in the Town of West Seneca, Erie County, New York, and all other lands in the Town of West Seneca where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), and the existing improvements located thereon, consisting principally of the Company's existing approximately 105,000 square-foot meatball production facility (the "Existing Improvements"); (ii) the construction on the Land of approximately 32,000 square feet of additional space to accommodate a new meatball processing line (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Improvements and the Existing Improvements, the "Facility"). The Facility will be initially owned and operated by the Company.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemption benefits and mortgage recording tax exemption benefits, consistent with the policies of the Agency, and a real property tax abatement (the "Financial Assistance").

A representative of the Agency will be present at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed to the proposed Financial Assistance. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com. Written comments may be submitted at this public hearing, submitted on the Agency's website, or delivered to the Agency at 95 Perry Street-Suite 403, Buffalo, NY 14203 until the comment period closes at 4:00 p.m. on March 25, 2025. The Project Application is available for public inspection at the Agency's offices Monday through Friday (excluding public holidays) from 9:00 a.m. until 4:00 p.m.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

Erie County Industrial Development Agency



Rosina

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information- Company Receiving Benefit

Project Name 3100 Clinton Street, LLC- Expansion

Project Summary Rosina Food Products, Inc. is requesting financial assistance to complete a 32,000 square foot expansion of its Protein Plant located at 3100 Clinton St, West Seneca, NY 14224 to accommodate a new additional manufacturing line that will produce 40 million pounds of meatballs annually. This will allow the Company to be less reliant on out of state co-packers who are currently producing 20+ million pounds of product annually and create approximately 53 manufacturing and related support jobs.

Applicant Name Rosina Food Products, Inc.

Applicant Address 130 Empire Drive

Applicant Address 2

Applicant City West Seneca

Applicant State New York

Applicant Zip 14224

Phone (716) 608-8503

Fax

E-mail rbernick@rosina.com

Website www.rosina.com

NAICS Code 311612

Business Organization

Type of Business
Corporation

Year Established
1963

State
New York

Indicate if your business is 51% or more (Check all boxes that apply)
 [No] Minority Owned
 [No] Woman Owned

Indicate Minority and/or Woman Owned Business Certification if applicable (Check all boxes that apply)

[No] NYS Certified

[No] Erie Country Certified

Individual Completing Application

Name Randy Bernick
Title Vice President- Finance & Administration
Address 130 Empire Drive
Address 2
City West Seneca
State New York
Zip 14224
Phone (716) 608-8503
Fax
E-Mail rbernick@rosina.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application No
Name Greg Setter
Title Chief Operating Officer
Address 130 Empire Drive
Address 2
City West Seneca
State New York
Zip 14224
Phone (716) 608-8524
Fax
E-Mail gsetter@rosina.com

Company Counsel

Name of Attorney Michael Driscoll
Firm Name Rosina Food Products, Inc.
Address 130 Empire Drive
Address 2
City West Seneca
State New York
Zip 14224
Phone (716) 608-8627
Fax (716) 651-0548
E-Mail mdriscoll@rosina.com

Benefits Requested (select all that apply).

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	Yes
Exemption from Real Property Tax	Yes
Tax Exempt Financing*	No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

Rosina began in 1963 as a small store sausage business servicing neighborhood meat markets, supermarkets and restaurants. Founded by James Corigliano, he named this family-owned business after his wife Rose, which in Italian translates to Rosina. In the mid 1970's as the business grew, sons Russell and Frank joined the Company. In 1981 a larger facility was purchased allowing Rosina to expand into new markets and make its products, primarily frozen meatballs, toppings, and sausage, available across the country. In 1997, sons Russell Corigliano (50% ownership) and Frank Corigliano (50% ownership) assumed responsibility for day-to-day operations upon purchasing the Company from their parents. In March 2000, Rosina acquired Celentano Brothers of Verona, NJ which added frozen Italian entrees, filled pasta, and eggplant products to its portfolio. In late 2002, Rosina purchased and renovated a 90,000 square foot plant in West Seneca, NY, expanding its Buffalo based operations, to support production of its Celentano ravioli, specialty pasta, and entrees. Production from Celentano Brothers' New Jersey facilities was moved to this new West Seneca location in 2003, resulting in the creation of approximately 100+ jobs and Rosina's renovation of the former Lenders Bagel facility, which had been sold by its prior owners. In July 2006, Rosina acquired 2 more frozen pasta brands, Italian Village and Floresta, adding more flavors and formats to its existing pasta portfolios servicing both retail and foodservice markets and moving all production to West Seneca, NY. In 2010, Rosina expanded internationally creating an international sales division. In December 2011, Rosina acquired the San Rallo Pasta Company which features specialty ravioli and eggplant products available in the foodservice channel. In December 2021, Rosina acquired the Mama Lucia brand of frozen meatballs which are predominantly found in the Northeast, Southeast, and Midwest within the supermarket, military commissaries, and dollar store channels. In both cases, manufacturing of all acquired product lines was moved to West Seneca or Cheektowaga, NY. Also in 2021, Rosina opened its brand-new state-of-the-art meatball manufacturing plant at 3100 Clinton St. in West Seneca, NY to meet demand of its growing customer base and bring back approximately 20 million pounds of meatball production from out of state co-packers. In February 2023, we merged meatball production at our antiquated Cheektowaga facility into the West Seneca plant but continue to package and label product at the Cheektowaga location. During 2024, Rosina has had a large spike in demand for its meatball products and was required to purchase 20+ million pounds from out of state co-packers to produce. Fortunately, when designing and constructing the West Seneca plant in 2021, the plant was designed in such a way that it can be expanded without interrupting existing production and had all utilities sized to accommodate an expansion. Rosina markets its products to retail and foodservice industries and can be found in supermarkets, supercenters, military commissaries, wholesale clubs and restaurants throughout North America and Internationally. Our retail customers include Tops, Wegmans, Aldi, Walmart, Publix, Target, Kroger, Food Lion, Giant Eagle, etc. Our Foodservice customers include many distributors such as Performance Food Group (Reinhart & Shamrock), Sysco, Gordon Foodservice, US Foods, Costas provisions, Cheney Brothers, etc. as well as restaurant business such as Olive Garden (Darden), Restaurant depot, and Denny's. The Ingredients Division customers include Conagra and Heinz. Additionally, our International Division customers include Boston Pizza and Jose Santiago.

Estimated % of sales within Erie County	6 %
Estimated % of sales outside Erie County but within New York State	5 %
Estimated % of sales outside New York State but within the U.S.	82 %
Estimated % of sales outside the U.S.	7 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?

10

Describe vendors within Erie County for major purchases

(1) Lehigh Construction Group, Inc- building materials & construction services; (2) Bison Bag, Inc- printed laminated film for primarily retail bags for product storage ; (3) Jamestown Container, Inc- corrugated boxes and packaging for foodservice cases and shipping containers; (4) TLW Transport, Inc- transportation of finished product, ingredients and supplies; (5) Westrock CP, LLC- corrugated boxes and packaging for foodservice cases and shipping containers; (6) Mollenberg-Betz, Inc- ammonia refrigeration services; (7) Adawn Express Inc- transportation of finished product, ingredients, and supplies; (8) Millington Lockwood- furniture & fixtures; (9) Elliott Services, Inc- janitorial services; (10) WS Empire LLC- warehouse rental of dry goods & maintenance parts; (11) Independent Health Corp- health care & medical service plan offered to Associates; (12) Prolift Inc- services and purchases of fork trucks and pallet trucks; (13) Barclay Damon, LLP - legal services; (14) CTBK- accounting services; (15) Pooley, Inc- supplies industrial conveyor belting, hose, casters, and material handling equipment; (16) Lineage Cold Storage- frozen and cold storage. Additionally, Rosina has partnered with Allied Cold Storage to construct a 100,000 sq. ft. cold storage warehouse, creating approximately 30 jobs, at 160 Empire Dr. in West Seneca.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

3100 Clinton Street

Town/City/Village of Project Site

West Seneca

School District of Project Site

West Seneca

Current Address (if different)

Current Town/City/Village of Project Site (if different)

West Seneca

SBL Number(s) for proposed Project

124.15-2-10.2 and 124.15-2-10.2

What are the current real estate taxes on the proposed Project Site

New York

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 7,991

Building(s)

\$ 243,953

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

No

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

Existing protein manufacturing plant that opened in December 2021. The expansion will be to this facility.

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The purpose of this project is to expand our 105,000 square foot meatball manufacturing facility, constructed in 2021, by: (a) adding 32,000 square feet of space at a cost of approximately \$22 million; and (b) adding a new meatball processing line at a cost of approximately \$7.5 million, with a 40-million-pound annual capacity. This expansion will allow Rosina to relocate out-of-state production from existing co-packers and to immediately produce up to 20 million pounds of product in West Seneca, along with additional capacity to remain competitive. The existing meatball line at 3100 Clinton St. only produces approximately 45 million pounds annually. This expansion will meet Rosina's projected demand for 2025 of 62- 65 million pounds. The production costs for co-packed items is significantly higher, making Rosina less competitive and impacting our ability to retain and grow our business. This expansion will also benefit the WNY area economically, by using local construction labor and suppliers, and adding 53 new jobs.

Municipality or Municipalities of current operations

Erie County and West Seneca, NY

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

Yes

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

If unable to expand our existing facility in an economically viable way, Rosina will be forced to explore construction of a new facility in an area that is more economically favorable.

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

Yes

If yes, please indicate the Agency and nature of inquiry below

We have been contacted by several states including Ohio, Texas, North Carolina, and Tennessee, and have received documentation on programs offered, incentives available, logistics and labor markets.

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

N/A

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

ECIDA's financial assistance is imperative in moving forward with this project. The Company currently outsources 20 million pounds of meat ball manufacturing and that will grow to at least another 5 million pounds needing to be outsourced during 2025. The additional cost to have our products produced by other manufacturers is approximately \$0.40- \$0.50 per pound and makes it very difficult to stay competitive and not lose any current business. It also stifles any growth opportunities as well. The additional cost of outsourcing 25 million pounds puts additional stress on paying competitive wages in an ever-tightening labor market. Being a privately held business and committing to this additional expansion while we are in the middle of renovating our new Corporate Headquarters and moving forward with our commitment to expand our Pasta manufacturing facility at the same time, also limits our ability to source the required level of financing to complete all of these projects that add jobs and benefit both the town and county. Without any assistance from ECIDA, this project cannot move forward, and we will be forced to shed business and reduce employment. Rosina Food Products has invested heavily in WNY by building a \$75 million meatball processing plant that opened in December 2021. Since then, we have opened Rosina University as a commitment to train and develop our Associates to maximize their performance and provide the opportunity for career advancement. Attached to the University we are leasing warehouse space on either side for both dry goods and maintenance parts. We have also contributed a parcel of land at 160 Empire Dr in West Seneca to partner Agile Cold Storage on the construction of a 130,000 sq. ft. frozen storage facility which adds approximately 30 jobs and millions in construction and related economic benefits to WNY. In 2023 and 2024, we purchased and began a phased renovation of an abandoned office building at 130 Empire into Rosina's new Corporate Headquarters at a committed cost to date exceeding \$8 million, which will allow for the relocation of administrative staff from our Pasta manufacturing. Also, we will be expanding our Pasta facility at 75 Empire Dr in West Seneca by approximately 20,000 sq. ft., at a cost of \$15 million, to increase manufacturing capacity by approximately 30 million pounds. Being a locally owned and privately held low margin business, we need the continued financial support through state and local incentive programs to reduce the cost of expansion, remain operationally competitive, and provide steady employment, fair wages and good benefits to our Associates, while assisting in the economic growth of the surrounding community. Finally, Rosina is a model corporate citizen and has a proven track record in meeting ongoing incentive commitments for job creation and successfully completing large projects. This expansion will be a "win-win" for all of the parties involved.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

Given current interest rates, increasing cost of materials which may rise further affected by tariffs, and supply chain issues, Rosina may not be able to complete a financially viable expansion and may continue to be required to use out-of-state co-packers or explore constructing a manufacturing in a state other than New York. It will also delay the ability to grow the business in a very competitive industry/marketplace and adversely affect the Company and its Associates financially. The timing of this expansion is critical not only to grow the business, but also to protect its current book of business. Additionally, Erie County, West Seneca, and NYS could miss out on this \$30 million investment, the 53 new jobs it will create, and the residual economic benefits it will provide such as higher wages, increased support of local businesses and establishments, and additional tax revenue for provide public services.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

No

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

Has your local municipality and/or its planning board made a determination regarding the State Environmental Quality Review (SEQR) for your project?

Yes

If YES indicate in the box below the date the SEQR determination was made. Also, please provide us with a copy of the approval resolution and the related Environmental Assessment Form (EAF) if applicable.

If NO indicate in the box below the date you anticipate receiving a SEQR determination for your project. Also, please insure that the ECIDA has been listed as an "involved agency" on the related EAF submitted to the appropriate municipality and/or planning department.

SEQR for this site was approved in October 2019 and included future plans to expand the facility another 32,000 square feet. In fact, some of the site preparation, foundation work, and sizing of the utilities was done at the time the initial structure was

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

M-1 Manufacturing District

Describe required zoning/land use, if different

N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

N/A

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes

If yes, please provide copies of the study.

Will project result in significant utility infrastructure cost or uses Yes

What is the estimated project timetable (provide dates).

Start date : acquisition of equipment or construction of facilities

4/1/2025

End date : Estimated completion date of project

12/31/2025

Project occupancy : estimated starting date of occupancy

12/15/2025

Capital Project Plan / Budget

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

\$ 0 square feet acres

2.) New Building Construction

\$ 0 square feet

3.) New Building addition(s)

\$ 22,000,000 32,000 square feet

4.) Reconstruction/Renovation

\$ 0 square feet

5.) Manufacturing Equipment

\$ 7,500,000

6.) Infrastructure Work

\$ 0

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 0

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 500,000

9.) Other Cost

\$ 0

Explain Other Costs

Total Cost \$ 30,000,000

Construction Cost Breakdown:

Total Cost of Construction	\$ 22,000,000 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 13,000,000
% sourced in Erie County	100%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit \$ 13,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above): \$ 1,137,500

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only) \$ 0

Have any of the above costs been paid or incurred as of the date of this Application? Yes

If Yes, describe particulars: Some design costs have been incurred.

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits): \$ 5,000,000

Bank Financing: \$ 25,000,000

Tax Exempt Bond Issuance (if applicable): \$ 0

Taxable Bond Issuance (if applicable): \$ 0

Public Sources (Include sum total of all state and federal grants and tax credits): \$ 0

Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)

Total Sources of Funds for Project Costs: \$30,000,000

Have you secured financing for the project? No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing). 17,600,000

Lender Name, if Known

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%): \$132,000

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other): N/A

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genessee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	184	184	53	53
Part time	0	0	0	0
Total	184	184	53	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	26	\$ 86,000	\$ 17,800	0	\$ 0	\$ 0
Professional	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Administrative	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Production	211	\$ 46,000	\$ 14,000	0	\$ 0	\$ 0
Independent Contractor	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total	237			0		

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	75 Industrial Pkwy, Cheektowaga	70 & 75 Empire Dr, West Seneca, NY 14224	130 Empire Dr, West Seneca & 109 Industrial Pkwy, Cheektowaga
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Full time	20	223	106
Part time	0	0	4
Total	20	223	110

Payroll Information

Annual Payroll at Proposed Project Site upon completion

11,942,000

Estimated average annual salary of jobs to be retained (Full Time)

50,360

Estimated average annual salary of jobs to be retained (Part Time)

0

Estimated average annual salary of jobs to be created (Full Time)

49,000

Estimated average annual salary of jobs to be created (Part Time)

0

Estimated salary range of jobs to be created

From (Full Time)	46,000	To (Full Time)	86,000
From (Part Time)	0	To (Part Time)	0

Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

General Background Information

Address of Premises

3100 Clinton St, West Seneca, NY 14224

Name and Address of Owner of Premises

3100 Clinton Street, LLC 170 French Rd, Buffalo, NY 14227

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Brownfield site that was remediated and has some surrounding wetlands

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

Constructed in 2021 and began operations in mid-December 2021. Cooked & Frozen meatball processing plant.

Describe all known former uses of the Premises

Railroad yard from 1850's- 1960's.

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

Yes

If yes, please identify them and describe their use of the property

Rosina Food Products, Inc. leases and operates the premises.

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

Yes

If yes, describe and attach any incident reports and the results of any investigations

NYS DEC- There was a release of CO2 emissions into the atmosphere.

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

Yes

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

NYS DEC- Air Quality Emissions. Corrective action was taken and has been resolved.

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

None

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

None

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

At 3100 Clinton Street, West Seneca, NY- approximately 30 million gallons annually of process discharge from one source. Wastewater is treated prior to discharge to the municipalities.

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

At 3100 Clinton Street, West Seneca, NY- one domestic sanitary discharge and one process discharge including wastewater generated during equipment cleaning and sanitation. Included in this discharge is condensate from evaporate refrigeration and process wastewater.

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

Yes

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

There is one emission point from a high-capacity cooking oven and one emission point for a gas fired steam boiler.

Are any of the air emission sources permitted?

Yes

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

Yes- one 50,000 gallon above ground wastewater tank

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

No

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

No

If yes, please identify the materials

Section IV: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

For Single Use Facility.

Occupant Name Rosina Food Products, Inc.
Address 170 FRENCH RD
Contact Person Rosina Food Products, Inc.
Phone (716) 608-8503
Fax
E-Mail rbernick@rosina.com
Federal ID # 16-0876738
SIC/NAICS Code 311612

SS

Section VI: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

No

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

Section VII: Adaptive Reuse Projects

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

N/A

City/Town

State

Zip Code

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

N/A

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

No

Within Erie County

No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Section X: Tax Exempt Bonds

In order to receive the benefits of a tax-exempt interest rate bond, private borrowers and their projects must be eligible under one of the federally recognized private active bond categories (Fed Internal Rev Code IRC sections 142-144, and 1394).

Are you applying for tax exempt bonds / refinancing of bonds related to a residential rental facility project?

No