

Tompkins County Industrial Development Agency

ADMINISTRATION PROVIDED BY 

Emmy's Organics – Community Benefits Overview

September 13, 2018 – revised after discussion at 9/13 meeting

Project Overview

Emmy's Organics, founded in 2009 in Ithaca, manufactures and distributes certified organic, gluten, free, vegan snack food including coconut based cookies. Products can be found at major retailers throughout the United States and Canada including Starbucks, Whole Foods Markets, CVS, Rite Aid, Wegmans, and Sprouts. The company plans to relocate from a rented building in the City of Ithaca that no longer suits their growing business to a new building on City owned land at the end of Cherry Street. Emmy's will purchase the land and build a 14,000 square foot building that includes 4,000 square feet of office space, 4,500 square feet of production and 5,500 square feet of warehouse space. The project will enable Emmy's to remain in the City of Ithaca and grow their business to meet growing demand.

Samantha Abrams and Ian Gaffney, the business owners, are working with Taitem Engineering and the County's new Business Energy Navigator to assess renewable energy and energy saving measures. They are planning to submit to participate in the NYSERDA New Construction program, which would enable them to qualify for the IDA's proposed enhanced energy incentive program. Among the items they are pursuing are air source heat pumps, lighting, and purchasing energy from renewable sources.

Cost-Benefit Analysis

- Extent to which project would create and/or retain private sector jobs – The project will retain 28 jobs and create 7 new jobs over three years.
- Estimated value of tax exemption

Property Tax Incentive:	\$215,142
Sales Tax Incentive:	\$97,600
Mortgage Recording Tax:	\$4,298
TOTAL:	\$317,040
- Estimate of private sector investment to be generated by the project – \$2,292,000
- Likelihood of completing project in a timely manner – The City of Ithaca is very supportive of the project, working on a quick timeline to approve the sale of the land to Emmy's and extending the road so that Emmy's can begin construction this fall and complete the facility in the first quarter of 2019. The company is motivated to move quickly to meet demand from new contracts they can not meet in the current facility.
- Extent to which project would generate additional sources of revenue for local taxing jurisdictions - \$36,000 per year in new property taxes at full taxation. This will be the first manufacturing project in the Cherry Street Industrial Park in several decades, keeping a growing food manufacturer in the City of Ithaca. The City of Ithaca, after extending the road, will be able to create two additional one-acre lots that could support other manufacturing development on Cherry Street.