



## APPLICATION SUMMARY

**DATE:** March 29, 2022

**APPLICANT:** American Management/American Fleet Maintenance Inc.  
275 International Blvd  
Rochester, NY 14624

**PROJECT LOCATION:** 275 International Blvd  
Rochester, NY 14624

**PROJECT SUMMARY:** America Management, a real estate holding company, is adding 8,000 sq ft to its existing building for its tenant American Fleet Maintenance, a related entity. American Fleet Maintenance performs vehicle maintenance and repair on light duty to heavy duty trucks and trailers for local and national fleets. The expansion will improve the working environment, create new jobs and increase their capacity. American Fleet Maintenance will also be upgrading equipment and a portion of the additional space will be used as a training area. American Fleet Maintenance plans to create 3.5 new FTE's in addition to its existing 17 FTE's. The \$1.65 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 12:1.

**PROJECT AMOUNT:** \$1,647,500 Lease/Leaseback with Abatement  
\$92,600 Sales Tax Exemption  
\$11,121 Mortgage Recording Tax Exemption

<b>JOBS: EXISTING:</b>	17	FTEs
<b>NEW:</b>	3.5	FTEs
<b>REQUIREMENT:</b>	2	FTEs

**PUBLIC HEARING DATE** March 24, 2022

**BENEFIT TO INCENTIVE RATIO:** 12:1

**SEQR:** REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:** REQUESTED SERVICES WITH INCREASE TO TAX REVENUE BASE

**APPROVED PURPOSE:** JOB CREATION

# Monroe County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: March 29, 2022  
 Project Title: American Management  
 Project Location: 275 International Blvd., Rochester, NY 14624

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

**Project Total Investment**

\$1,647,500

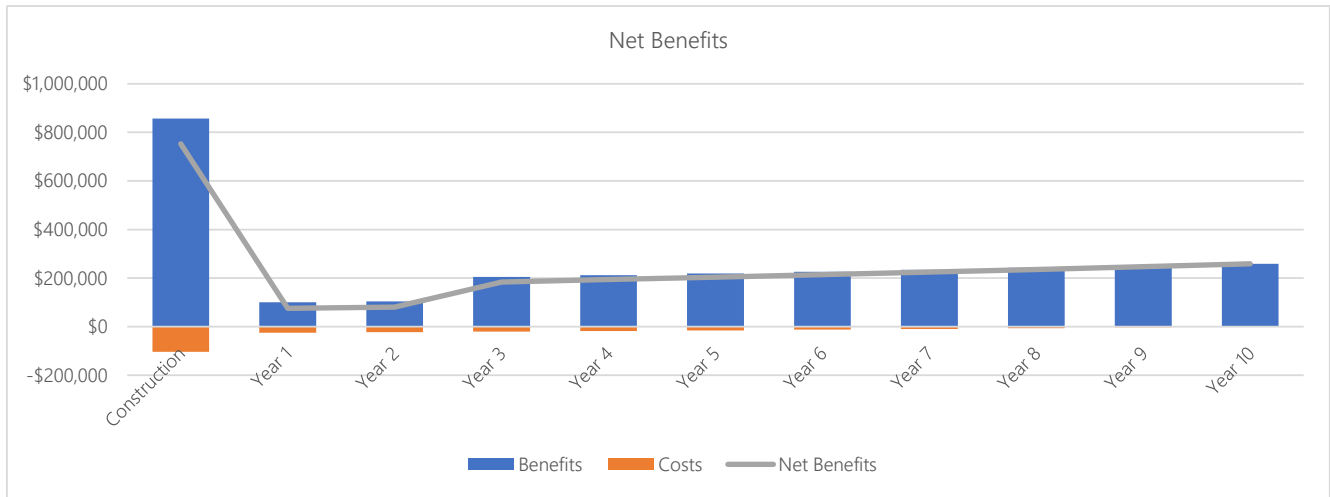
		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		6	5	11
Earnings		\$545,041	\$263,703	\$808,744
Local Spend		\$1,318,000	\$785,173	\$2,103,173

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		2	1	3
Earnings		\$1,149,956	\$621,532	\$1,771,488

Aggregate over life of the PILOT

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

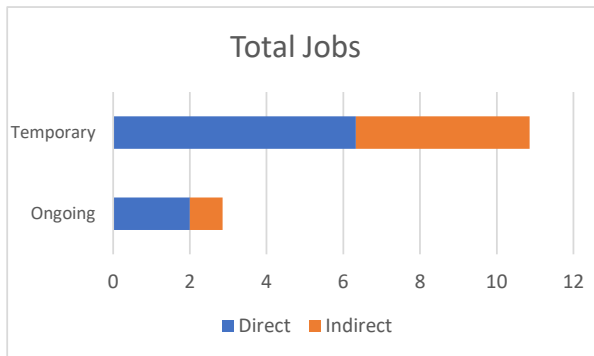
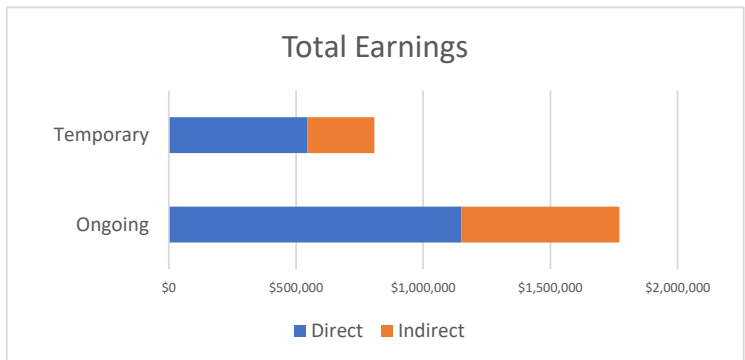


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$132,943	\$123,512
Sales Tax Exemption	\$92,600	\$92,600
Local Sales Tax Exemption	\$46,300	\$46,300
State Sales Tax Exemption	\$46,300	\$46,300
Mortgage Recording Tax Exemption	\$11,121	\$11,121
Local Mortgage Recording Tax Exemption	\$3,707	\$3,707
State Mortgage Recording Tax Exemption	\$7,414	\$7,414
<b>Total Costs</b>	<b>\$236,664</b>	<b>\$227,233</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$2,771,901</b>	<b>\$2,549,399</b>
To Private Individuals	\$2,580,232	\$2,381,767
Temporary Payroll	\$808,744	\$808,744
Ongoing Payroll	\$1,771,488	\$1,573,023
Other Payments to Private Individuals	\$0	\$0
To the Public	\$191,669	\$167,632
Increase in Property Tax Revenue	\$173,607	\$150,960
Temporary Jobs - Sales Tax Revenue	\$5,661	\$5,661
Ongoing Jobs - Sales Tax Revenue	\$12,400	\$11,011
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$134,172</b>	<b>\$123,852</b>
To the Public	\$134,172	\$123,852
Temporary Income Tax Revenue	\$36,393	\$36,393
Ongoing Income Tax Revenue	\$79,717	\$70,786
Temporary Jobs - Sales Tax Revenue	\$5,661	\$5,661
Ongoing Jobs - Sales Tax Revenue	\$12,400	\$11,011
<b>Total Benefits to State &amp; Region</b>	<b>\$2,906,073</b>	<b>\$2,673,251</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,549,399	\$173,519	15:1
State	\$123,852	\$53,714	2:1
<b>Grand Total</b>	<b>\$2,673,251</b>	<b>\$227,233</b>	<b>12:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes



## APPLICATION SUMMARY

**DATE:** March 29, 2022

**APPLICANT:** CooperVision Inc.  
209 High Point Dr. Suite 100  
Victor, NY 14564

**PROJECT LOCATION:** 711 North Rd.  
Scottsville, NY 14546

**PROJECT SUMMARY:** CooperVision Inc. is a leading manufacturer of contact lenses with manufacturing and distribution facilities in multiple countries. CooperVision Inc. is proposing a renovation and expansion of their existing facility in Scottsville to accommodate growth in its Biofinity product line. Approximately 5,500 sq ft of existing space will be renovated and approximately 7,000 sq ft will be added. CooperVision Inc. plans to create 100 new FTE's in addition to its existing 158 FTE's. The \$23.5 million project is seeking the Enhanced JobsPlus real property tax abatement and sales tax exemption. The cost benefit ratio is 27:1.

**PROJECT AMOUNT:** \$23,439,682 Lease/Leaseback with Abatement  
\$1,294,286 Sales Tax Exemption

<b>JOBS: EXISTING:</b>	158	FTEs
<b>NEW:</b>	100	FTEs
<b>REQUIREMENT:</b>	100	FTEs

**PUBLIC HEARING DATE:** March 24, 2022

**BENEFIT TO INCENTIVE RATIO:** 27:1

**SEQR:** REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB CREATION

# Monroe County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: March 29, 2022  
 Project Title: CooperVision Inc.  
 Project Location: 711 North Rd., Scottsville, NY 14546

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

**Project Total Investment**

\$23,439,682

**Temporary (Construction)**

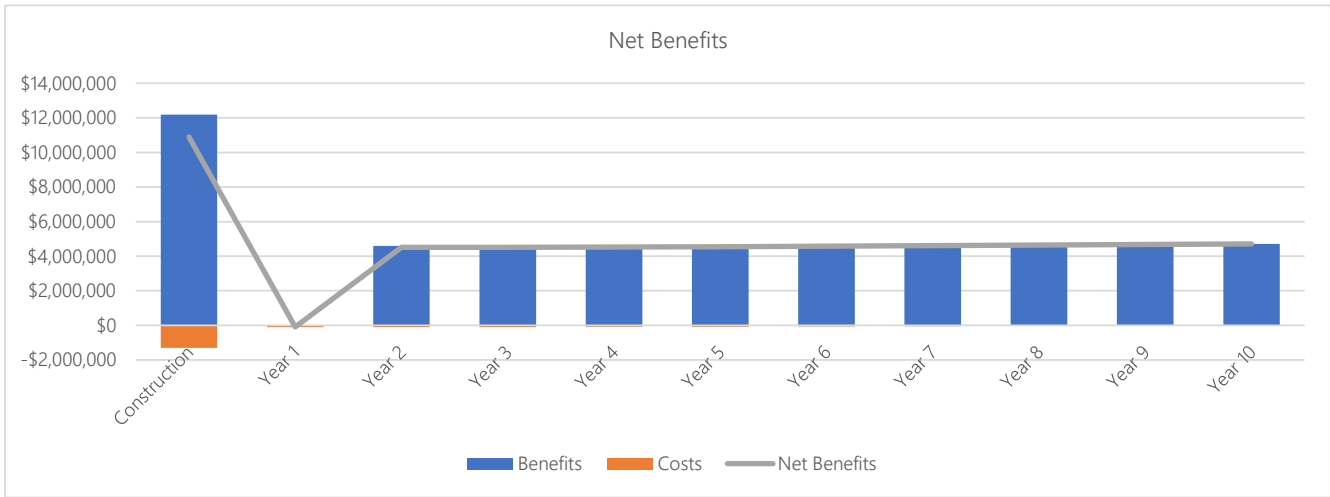
	Direct	Indirect	Total
Jobs	90	64	154
Earnings	\$7,754,536	\$3,751,808	\$11,506,344
Local Spend	\$18,751,746	\$11,170,989	\$29,922,735

**Ongoing (Operations)**

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	50	76	126
Earnings	\$22,500,000	\$16,582,490	\$39,082,490

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

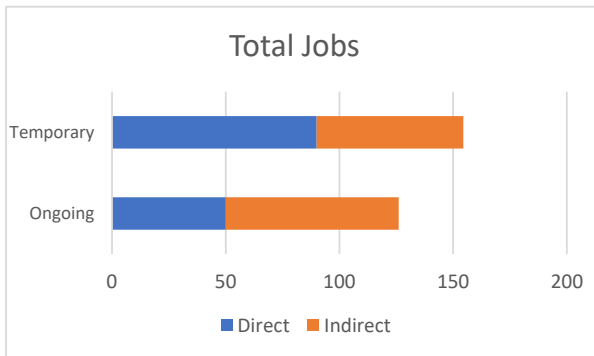
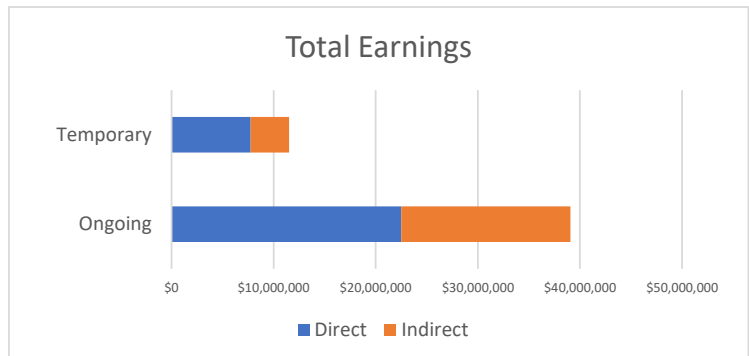


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$602,369	\$557,311
Sales Tax Exemption	\$1,294,286	\$1,294,286
Local Sales Tax Exemption	\$647,143	\$647,143
State Sales Tax Exemption	\$647,143	\$647,143
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$1,896,655</b>	<b>\$1,851,597</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$51,352,692</b>	<b>\$46,928,534</b>
To Private Individuals	<b>\$50,588,834</b>	<b>\$46,255,858</b>
Temporary Payroll	\$11,506,344	\$11,506,344
Ongoing Payroll	\$39,082,490	\$34,749,514
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$763,858</b>	<b>\$672,676</b>
Increase in Property Tax Revenue	\$409,736	\$348,885
Temporary Jobs - Sales Tax Revenue	\$80,544	\$80,544
Ongoing Jobs - Sales Tax Revenue	\$273,577	\$243,247
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,630,619</b>	<b>\$2,405,305</b>
To the Public	<b>\$2,630,619</b>	<b>\$2,405,305</b>
Temporary Income Tax Revenue	\$517,785	\$517,785
Ongoing Income Tax Revenue	\$1,758,712	\$1,563,728
Temporary Jobs - Sales Tax Revenue	\$80,544	\$80,544
Ongoing Jobs - Sales Tax Revenue	\$273,577	\$243,247
<b>Total Benefits to State &amp; Region</b>	<b>\$53,983,311</b>	<b>\$49,333,839</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$46,928,534	\$1,204,454	39:1
State	\$2,405,305	\$647,143	4:1
<b>Grand Total</b>	<b>\$49,333,839</b>	<b>\$1,851,597</b>	<b>27:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes



## APPLICATION SUMMARY

**DATE:** March 29, 2022

**APPLICANT:** 1200 Lee Road LLC  
1010 Lee Rd.  
Rochester, NY 14604

**TENANT & PROJECT ADDRESS:** Alliance Precision Plastics Corporation  
1220 Lee Rd  
Rochester, NY 14606

**PROJECT SUMMARY:** Alliance Precision Plastics is a manufacturer with two facilities in Monroe County and one facility in Spindale, NC. Alliance Precision Plastics designs and builds injection mold tooling and parts for a number of different industries including medical products, industrial tools, consumer durables, and business office machines. The proposed project will expand and renovate the current space at the Lee Road facility and will consolidate the injection molding operations from the Elmore Drive facility. This renovation will add nearly 25,000 square feet to the existing building. The \$6.2 million project is projected to create 35 new FTEs in addition to the 220 existing jobs. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 9:1.

**PROJECT AMOUNT:** \$6,240,375 – Sales Tax Exemption Only  
**EXEMPTIONS:** Applicant: \$80,000  
Tenant: \$279,230

**JOBS: EXISTING:** 220 | FTEs  
**NEW:** 35 | FTEs

**PUBLIC HEARING DATE:** March 24, 2022

**BENEFIT TO INCENTIVE RATIO:** 9:1

**SEQR:** TYPE II ACTION UNDER SEQR SECTION 617.5

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB CREATION

# Monroe County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: March 29, 2022  
 Project Title: 1200 Lee Road LLC  
 Project Location: 1010 Lee Road, Rochester, NY 14606

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

#### Project Total Investment

\$6,240,375

#### Temporary (Construction)

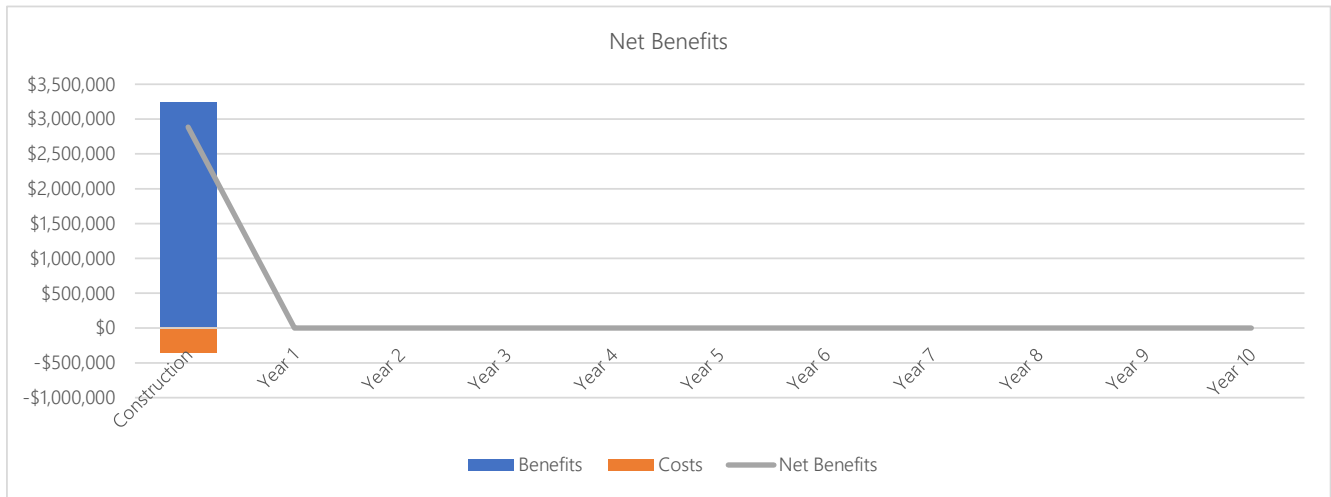
	Direct	Indirect	Total
Jobs	24	17	41
Earnings	\$2,064,500	\$998,848	\$3,063,348
Local Spend	\$4,992,300	\$2,974,066	\$7,966,366

#### Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

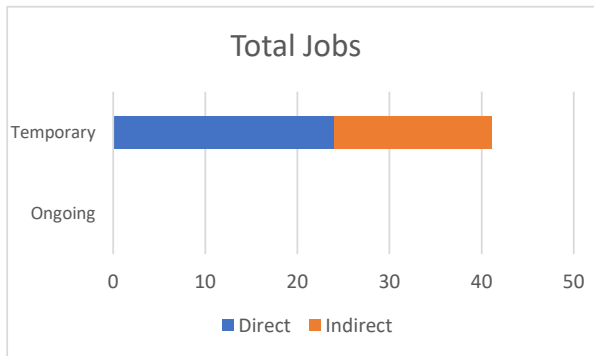
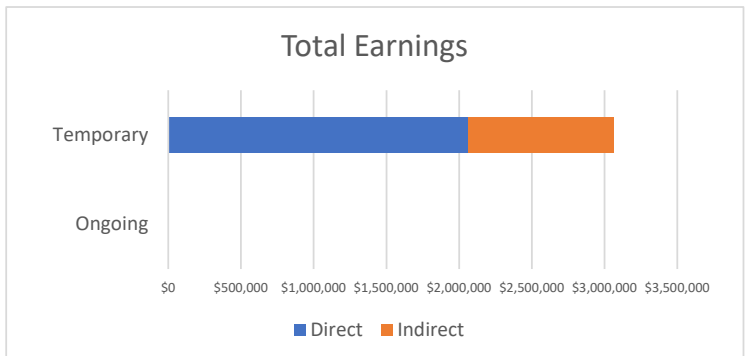


Figure 3





# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$359,230	\$359,230
Local Sales Tax Exemption	\$179,615	\$179,615
State Sales Tax Exemption	\$179,615	\$179,615
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$359,230</b>	<b>\$359,230</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$3,084,791</b>	<b>\$3,084,791</b>
To Private Individuals	\$3,063,348	\$3,063,348
Temporary Payroll	\$3,063,348	\$3,063,348
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$21,443	\$21,443
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$21,443	\$21,443
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$159,294</b>	<b>\$159,294</b>
To the Public	\$159,294	\$159,294
Temporary Income Tax Revenue	\$137,851	\$137,851
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$21,443	\$21,443
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$3,244,086</b>	<b>\$3,244,086</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,084,791	\$179,615	17:1
State	\$159,294	\$179,615	1:1
<b>Grand Total</b>	<b>\$3,244,086</b>	<b>\$359,230</b>	<b>9:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes