

## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Whitney Baird Associates LLC  
205 St. Paul Street, Suite 200  
Rochester, New York 14604

**TENANT & PROJECT ADDRESS:**

The Armory  
350 Rosedale Street  
Rochester, New York 14620

**PROJECT SUMMARY:**



Whitney Baird Associates LLC (WB), a local real estate development company, was approved for assistance in 2010 to acquire and renovate the former Culver Road Armory in the City of Rochester. This property had been owned by New York State since 1917. In 2013, WB was approved for assistance for Phase 2 of the redevelopment which included the restoration and expansion of an existing barn. To date, WB has invested more than \$25 Million to create a 150,000 square foot mixed use commercial facility housing premium office space and specialty retail. WB is now seeking approval of the final phase of the project, a 15,000 square foot specialty retail building. The \$4,102,500 project is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1.

**PROJECT AMOUNT:**

\$4,102,500 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

0 FTEs

**NEW:**

10 FTEs

**REQUIREMENT:**

1 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 59,657

**WITH IMPROVEMENTS:**

\$608,858

**PUBLIC HEARING DATE:**

December 15, 2015

**BENEFIT TO INCENTIVE RATIO:**

2.5: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Whitney Baird Associates LLC
Project Name	Armory Phase 3
Project Industry	Miscellaneous Store Retailers
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$4,102,500
Mortgage Amount	\$3,200,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	10
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$789,984	
Total Project Incentives	\$322,412	
State and Regional Benefits to Incentives Ratio	2.5:1	
Projected Employment	State	Region
Total Employment	51	51
Direct**	10	10
Indirect***	1	1
Induced****	1	1
Temporary Construction (Direct and Indirect)	39	39

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$789,984
Income Tax Revenue	\$107,058
Property Tax/PILOT Revenue	\$549,200
Sales Tax Revenue	\$102,607
IDA Fee	\$31,119

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$322,412
Mortgage Tax	\$32,000
Property Tax Above 485-b	\$188,492
Sales Tax	\$101,920

\* Figures over 10 years and discounted by 2%  
 \*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.  
 \*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.  
 \*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Morgan U-Ave LLC  
1080 Pittsford-Victor Road  
Pittsford, New York 14534

**PROJECT ADDRESS:**

933 University Avenue  
Rochester, New York 14607

**PROJECT SUMMARY:**



Morgan U-Ave LLC (MUA), a local real estate development company, is proposing a \$22.6 Million redevelopment of a 2.51 acre site on University Avenue in the City of Rochester. The property includes an existing residential structure, originally built in the 1920's that is currently owned and occupied by a not-for-profit veteran's organization, Monroe Voiture. The property is in poor condition. The building will be acquired by MUA, renovated and leased to the Monroe Voiture, which will ensure the long-term health of the Monroe Voiture and the many veterans programs that are operated from this facility. Additionally, MUA will be constructing a four story, 115,200 square foot, 99-unit apartment building with interior parking spaces and a surface lot. The project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1.

**PROJECT AMOUNT:**

\$22,587,617 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

0 FTEs

**NEW:**

3 FTEs

**REQUIREMENT:**

1 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$0

**WITH IMPROVEMENTS:**

\$5,753,101

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2.5: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Morgan U-Ave LLC
Project Name	New Housing
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$22,587,617
Mortgage Amount	\$19,070,094
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$6,974,760	
Total Project Incentives	\$2,841,655	
State and Regional Benefits to Incentives Ratio	2.5:1	
Projected Employment	State	Region
Total Employment	348	348
Direct**	3	3
Indirect***	2	2
Induced****	1	1
Temporary Construction (Direct and Indirect)	341	341

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$6,974,760
Income Tax Revenue	\$623,676
Property Tax/PILOT Revenue	\$5,753,101
Sales Tax Revenue	\$428,226
IDA Fee	\$169,757

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$2,841,655
Mortgage Tax	\$190,701
Property Tax Above 485-b	\$1,974,533
Sales Tax	\$676,421

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Morgan Court Street Apartments LLC  
1080 Pittsford-Victor Road  
Pittsford, New York 14534

**PROJECT LOCATION:**

103 Court Street  
Rochester, New York 14604

**PROJECT SUMMARY:**



Morgan Court Street Apartments LLC (MCSA), a local real estate development company, is proposing a \$32.4 Million redevelopment of a 1.63 acre site on Court Street in the City of Rochester. The project includes construction of a 223, 900 square foot, 5-story mixed use building along the Genesee River consisting of 124 residential units, 10,000 square feet of commercial/retail and back office space and parking. The project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.1:1.

**PROJECT AMOUNT:**

\$32,411,172 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

0 FTEs

**NEW:**

3 FTEs

**REQUIREMENT:**

1 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 23,863

**WITH IMPROVEMENTS:**

\$7,960,114

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2.1: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Morgan Court Street Apartments LLC
Project Name	Mixed Use Development
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$32,411,172
Mortgage Amount	\$25,928,938
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$9,254,035	
Total Project Incentives	\$4,468,903	
State and Regional Benefits to Incentives Ratio	2.1:1	
Projected Employment	State	Region
Total Employment	345	345
Direct**	3	3
Indirect***	2	2
Induced****	1	1
Temporary Construction (Direct and Indirect)	338	338

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$9,254,035
Income Tax Revenue	\$624,060
Property Tax/PILOT Revenue	\$7,960,114
Sales Tax Revenue	\$426,427
IDA Fee	\$243,434

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$4,468,903
Mortgage Tax	\$259,289
Property Tax Above 485-b	\$2,732,007
Sales Tax	\$1,477,607

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

21 Humboldt Street LLC  
1080 Pittsford Victor Road  
Pittsford, New York 14534

**TENANT & PROJECT LOCATION:**

Vertus Charter School  
21 Humboldt Street  
Rochester, New York 14609

**PROJECT SUMMARY:**



21 Humboldt Street LLC, a Morgan development company, is proposing the multi-tenant redevelopment of an existing 127,800 square foot former Harris building in the City of Rochester. This \$3.5 Million phase will renovate approximately 48,800 square feet which will be leased to Vertus Charter School, a non-profit charter high school for young men in grades 9-12. The project will include classrooms, cafeteria and gymnasium. The project will impact 29 FTEs and is projected to create 14 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3.1:1.

**PROJECT AMOUNT:**

\$3,500,000 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

**NEW:**

**REQUIREMENT:**

29	FTEs
14	FTEs
3	FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

**WITH IMPROVEMENTS:**

\$954,523
\$963,436

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

3.1: 1

**SEQR:**

INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

**ELIGIBILITY:**

REHABILITATION OF EXISTING COMMERCIAL BUILDING  
VACANT FOR A LONG TIME

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	21 Humboldt Street LLC
Project Name	Vertus Charter
Project Industry	Educational Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$3,500,000
Mortgage Amount	\$2,800,000
Employment at Application (Annual FTEs)	29
Direct Employment Expected to Result from Project (Annual FTEs)	14
Direct Employment Required for PILOT (Annual FTEs)	3

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$611,053	
Total Project Incentives	\$199,060	
State and Regional Benefits to Incentives Ratio	3.1:1	
Projected Employment	State	Region
Total Employment	57	57
Direct**	14	14
Indirect***	2	2
Induced****	5	5
Temporary Construction (Direct and Indirect)	37	37

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$611,053
Income Tax Revenue	\$344,461
Property Tax/PILOT Revenue	\$8,915
Sales Tax Revenue	\$231,077
IDA Fee	\$26,600

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$199,060
Mortgage Tax	\$28,000
Property Tax Above 485-b	\$3,060
Sales Tax	\$168,000

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

RR Street LLC  
1080 Pittsford-Victor Road  
Pittsford, New York 14534

**TENANT & PROJECT LOCATION:**

SCN Hospitality  
127-131 Railroad Street  
Rochester, New York 14609

**PROJECT SUMMARY:**



RR Street LLC, a local real estate entity, is proposing mixed use redevelopment of an existing 32,000 square foot warehouse located adjacent to the Public Market in the City of Rochester. The initial tenant will be SCN Hospitality LLC, a commercial restaurant commissary serving several local restaurants. SCN's operations will occupy approximately 5,500 square feet. An additional 4,700 square feet will be leased to two restaurant operations. The \$3,096,300 project will impact 6 FTEs and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The tenants are seeking approval of sales tax exemptions on furniture, fixtures & equipment. The Benefit/Incentive ratio is 2.6:1.

**PROJECT AMOUNT:**

\$3,096,300 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

6 FTEs

**NEW:**

3 FTEs

**REQUIREMENT:**

1 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 84,332

**WITH IMPROVEMENTS:**

\$274,606

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2.6: 1

**SEQR:**

INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

**ELIGIBILITY:**

REHABILITATION OF EXISTING COMMERCIAL BUILDING  
VACANT FOR A LONG TIME

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	RR Street LLC
Project Name	Renovation
Project Industry	Food Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$3,096,300
Mortgage Amount	\$1,832,040
Employment at Application (Annual FTEs)	6
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$591,659	
Total Project Incentives	\$223,970	
State and Regional Benefits to Incentives Ratio	2.6:1	
Projected Employment	State	Region
Total Employment	38	38
Direct**	3	3
Indirect***	3	3
Induced****	2	2
Temporary Construction (Direct and Indirect)	30	30

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$591,659
Income Tax Revenue	\$178,664
Property Tax/PILOT Revenue	\$274,606
Sales Tax Revenue	\$114,816
IDA Fee	\$23,572

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$223,970
Mortgage Tax	\$18,320
Property Tax Above 485-b	\$94,248
Sales Tax	\$111,402

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Klein Steel Service Inc.  
105 Vanguard Parkway  
Rochester, New York 14606

**PROJECT SUMMARY:**



Klein Steel Service, Inc. (KSS), a producer and distributor of carbon, stainless steel, and specialty metals products located in the City of Rochester, is proposing a \$5 Million investment to support a new customer contract. KSS will be investing \$3 Million in manufacturing equipment and \$2 Million in specialized inventory. The project will impact 175 existing FTEs and result in the creation of 12 FTEs within one year. KSS has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption on \$107,000 of equipment, furniture & fixtures. The Benefit/Incentive ratio is 59.1:1

**PROJECT AMOUNT:**

\$107,000– Sales Tax Exemptions Only

**SALES TAX EXEMPTION:**

\$8,560

**JOBS: EXISTING:**

175 FTEs

**NEW:**

12 FTEs

**GREATREBATE  
REQUIREMENT:**

4 FTEs

**BENEFIT TO INCENTIVE  
RATIO:**

59.1 : 1

**SEQR:**

Type II Action under SEQR Section 617.5

**ELIGIBILITY:**

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Klein Steel Service Inc.
Project Name	EquiPlus
Project Industry	Primary Metal Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$107,000
Employment at Application (Annual FTEs)	175
Direct Employment Expected to Result from Project (Annual FTEs)	4

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$505,678</b>	
<b>Total Project Incentives</b>	<b>\$8,560</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>59.1:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>14</b>	<b>14</b>
Direct <sup>**</sup>	4	4
Indirect <sup>***</sup>	5	5
Induced <sup>****</sup>	5	5
Temporary Construction (Direct and Indirect)	0	0

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$505,678</b>
Income Tax Revenue	\$322,763
Sales Tax Revenue	\$182,915

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$8,560</b>
Sales Tax	\$8,560

<sup>\*</sup> Figures over 10 years and discounted by 2%  
<sup>\*\*</sup> Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.  
<sup>\*\*\*</sup> Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.  
<sup>\*\*\*\*</sup> Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

135 FedWhy Way LLC  
131 Reading Avenue  
Buffalo, New York 14220

**TENANT & PROJECT LOCATION:**

Grove Roofing Services Inc.  
135 FedEx Way  
Rochester, New York 14624

**PROJECT SUMMARY:**



135 FedWhy Way LLC, a real estate holding company, is proposing to construct a 7,300 square foot commercial building on 1.5 acres in the Town of Gates. The building will be leased to a related entity, Grove Roofing Services Inc., a union commercial roofing company. The \$525,000 project will provide office and warehouse space for the existing 9 FTEs and is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. Grove Roofing is seeking sales tax exemption on materials, furniture, fixtures & equipment. The Benefit/Incentive ratio is 18.6:1.

**PROJECT AMOUNT:**

\$525,000 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

**NEW:**

**REQUIREMENT:**

9	FTEs
17	FTEs
1	FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

**WITH IMPROVEMENTS:**

\$25,831
\$76,278

**BENEFIT TO INCENTIVE RATIO:**

18.6: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	135 FedWhy Way LLC
Project Name	Grove Roofing Services
Project Industry	Construction
Municipality	Gates Town
School District	Spencerport
Type of Transaction	Lease
Project Cost	\$525,000
Employment at Application (Annual FTEs)	9
Direct Employment Expected to Result from Project (Annual FTEs)	17
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$798,298</b>	
<b>Total Project Incentives</b>	<b>\$42,979</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>18.6:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>35</b>	<b>35</b>
Direct <sup>**</sup>	17	17
Indirect <sup>***</sup>	5	5
Induced <sup>****</sup>	7	7
Temporary Construction (Direct and Indirect)	6	6

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$798,298</b>
Income Tax Revenue	\$430,503
Property Tax/PILOT Revenue	\$76,278
Sales Tax Revenue	\$287,230
IDA Fee	\$4,288

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$42,979</b>
Property Tax Above 485-b	\$26,179
Sales Tax	\$16,800

<sup>\*</sup> Figures over 10 years and discounted by 2%  
<sup>\*\*</sup> Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.  
<sup>\*\*\*</sup> Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.  
<sup>\*\*\*\*</sup> Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.





## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Schreiber Family Properties LLC  
366 Lyell Avenue  
Rochester, New York 14606

**TENANT & PROJECT LOCATION:**

Main Ford General Supply Co., Inc.  
15 St. James Street  
Rochester, New York 14606

**PROJECT SUMMARY:**



Schreiber Family Properties LLC, a real estate holding company, is proposing a 30,000 square foot expansion to an existing 43,100 square foot commercial building on 4.4 acres in the City of Rochester. The property is leased to a related entity, Main Ford General Supply Co., Inc., a food service equipment wholesaler. The expanded location will accommodate continued growth in the business and provide much needed warehouse space. The \$820,000 project will impact 24 FTEs and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3.6:1.

**PROJECT AMOUNT:**

\$820,000 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

24 FTEs

**NEW:**

3 FTEs

**REQUIREMENT:**

3 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$121,701

**WITH IMPROVEMENTS:**

\$277,865

**BENEFIT TO INCENTIVE RATIO:**

3.6: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Schreiber Family Properties LLC
Project Name	Main Ford General Supply Expansion
Project Industry	Wholesale Trade
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$820,000
Employment at Application (Annual FTEs)	24
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	2

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$324,318</b>	
<b>Total Project Incentives</b>	<b>\$90,197</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>3.6:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>12</b>	<b>12</b>
Direct**	3	3
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	9	9

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$324,318</b>
Income Tax Revenue	\$104,824
Property Tax/PILOT Revenue	\$156,164
Sales Tax Revenue	\$56,829
IDA Fee	\$6,500

Table 4: Estimated Project Incentives (Discounted Present Value\*)

<b>Total Project Incentives</b>	<b>\$90,197</b>
Property Tax Above 485-b	\$53,597
Sales Tax	\$36,600

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Plymouth Terrace LLC  
1001 Lexington Avenue  
Rochester, New York 14606

**PROJECT LOCATION:**

116 West Main Street  
Rochester, New York 14614

**PROJECT SUMMARY:**



In March 2012, Plymouth Terrace, LLC (PT) was approved for assistance to construct a 20,000 square foot office/retail facility at the corner of Main Street and Plymouth Avenue in the City of Rochester. The initial tenant, the US Post Office, occupies approximately 2,000 square feet. This \$936,200 project proposes to convert the unleased office space to residential, with 10 apartments on the upper 2 floors. PT is requesting sales tax exemption and a custom property tax abatement on this project. The City is supportive of this project. The Benefit/Incentive ratio is 2:1.

**PROJECT AMOUNT:**

\$936,200 – Lease/Leaseback with Custom Abatement

**REAL PROPERTY TAXES:**

**EXISTING:**

\$242,926

**WITH IMPROVEMENTS:**

\$407,972

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2: 1

**SEQR:**

INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

**ELIGIBILITY:**

REHABILITATION OF EXISTING COMMERCIAL BUILDING  
VACANT FOR A LONG TIME

**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Plymouth Terrace LLC
Project Name	Apartments
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$936,200
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	0
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$198,057</b>	
<b>Total Project Incentives</b>	<b>\$97,243</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>9</b>	<b>9</b>
Direct**	0	0
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	9	9

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$198,057</b>
Income Tax Revenue	\$15,395
Property Tax/PILOT Revenue	\$165,047
Sales Tax Revenue	\$10,244
IDA Fee	\$7,372

Table 4: Estimated Project Incentives (Discounted Present Value\*)

<b>Total Project Incentives</b>	<b>\$97,243</b>
Property Tax Above 485-b	\$56,646
Sales Tax	\$40,598

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Plymouth Terrace LLC  
1001 Lexington Avenue  
Rochester, New York 14606

**PROJECT LOCATION:**

North Plymouth Avenue  
Rochester, New York 14614

**PROJECT SUMMARY:**



In April 2011, Plymouth Terrace LLC (PT), a local real estate development company, was approved for assistance to develop 24 attached row houses on a 1.5 acre parcel in the Center City District which was formerly operating as a municipal parking lot. In order to complete the final 10 units, PT is now requesting approval of assistance for project costs in the amount of \$2,335,986. PT is seeking sales tax exemption and approval of the Core Housing Owner Incentive Exemption (CHOICE) abatement available to projects that create market-rate / owner-occupied residential units in the Center City District. The Benefit/Incentive ratio is 2.2:1.

**PROJECT AMOUNT:**

\$2,335,986 – Lease/Leaseback with CHOICE

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 0

**WITH IMPROVEMENTS:**

\$554,991

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2.2: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

LOCAL TAX JURISDICTION SPONSORED PILOT

**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Plymouth Terrace - Townhouses
Project Name	Townhouses
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$2,335,986
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	0
Direct Employment Required for PILOT (Annual FTEs)	1

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$635,994</b>	
<b>Total Project Incentives</b>	<b>\$295,071</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2.2:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>23</b>	<b>23</b>
Direct <sup>**</sup>	0	0
Indirect <sup>***</sup>	0	0
Induced <sup>****</sup>	0	0
Temporary Construction (Direct and Indirect)	23	23

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$635,994</b>
Income Tax Revenue	\$37,915
Property Tax/PILOT Revenue	\$554,991
Sales Tax Revenue	\$25,218
IDA Fee	\$17,870

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$295,071</b>
Property Tax Above 485-b	\$190,480
Sales Tax	\$104,591

<sup>\*</sup> Figures over 10 years and discounted by 2%

<sup>\*\*</sup> Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

<sup>\*\*\*</sup> Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

<sup>\*\*\*\*</sup> Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.





## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Bergmann Associates  
28 Main Street, 200 First Federal Plaza  
Rochester, New York 14614

**PROJECT ADDRESS:**

280 E. Broad Street,  
Rochester, New York 14604

**PROJECT SUMMARY:**



Bergmann Associates, an employee owned company, is an architectural and engineering design firm providing multi-disciplinary services to clients throughout the United States and Canada for over 35 years. Headquartered in the City of Rochester, Bergmann has 12 U.S. offices with a professional and technical staff of architects, engineers, planners, interior designers, landscape architects, programmers, developers, surveyors and 3D design specialists. Bergmann serves clients in the commercial, institutional, retail, educational, industrial and governmental sectors. Bergmann will be relocating to Tower280 at Midtown to accommodate the continued development and growth of their business. The relocation will allow Bergmann to work in modern, state of the art office space. As part of the relocation to Tower280, Bergmann will be committing \$5,422,000 to improving the new headquarters which will occupy approximately 60,000 square feet. The project will impact 186 FTEs and is projected to create 8 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 2.6:1.

**PROJECT AMOUNT:  
EXEMPTIONS:**

\$5,422,000 – Sales Tax Exemptions Only  
\$ 385,680

**JOBS: EXISTING:  
NEW:**

186	FTEs
8	FTEs

**PUBLIC HEARING DATE:**

March 15, 2016

**BENEFIT TO INCENTIVE RATIO:**

2.6 : 1

**SEQR:**

TYPE II ACTION UNDER SEQR SECTION 617.5

**ELIGIBILITY:**

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT  
FOR A LONG TIME

**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Bergmann Associates
Project Name	Midtown Tower Relocation
Project Industry	Professional, Scientific, and Technical Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$5,422,000
Employment at Application (Annual FTEs)	186
Direct Employment Expected to Result from Project (Annual FTEs)	8

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$992,070</b>	
<b>Total Project Incentives</b>	<b>\$385,680</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2.6:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>27</b>	<b>27</b>
Direct <sup>**</sup>	8	8
Indirect <sup>***</sup>	3	3
Induced <sup>****</sup>	5	5
Temporary Construction (Direct and Indirect)	11	11

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$992,070</b>
Income Tax Revenue	\$333,247
Property Tax/PILOT Revenue	\$417,007
Sales Tax Revenue	\$200,801
IDA Fee	\$41,015

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$385,680</b>
Sales Tax	\$385,680

<sup>\*</sup> Figures over 10 years and discounted by 2%

<sup>\*\*</sup> Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

<sup>\*\*\*</sup> Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

<sup>\*\*\*\*</sup> Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.



## APPLICATION SUMMARY

**DATE:** March 15, 2016

**APPLICANT:**

Kaupp Family LLC  
1500 Brighton Henrietta TL Road  
Rochester, New York 14623

**TENANT & PROJECT LOCATION:**

JK Jewelry Inc.  
1500 Brighton Henrietta TL Road  
Rochester, New York 14623

**PROJECT SUMMARY:**



Kaupp Family LLC, a real estate holding company, is proposing to add a 6,000 square foot addition to an existing 16,850 square foot commercial building on 2 acres in the Town of Brighton. The facility is leased to a related entity, JK Jewelry Inc., an international manufacturer of precious metal components for the jewelry industry. The addition will accommodate continued growth in the company as it brings manufacturing back from China. The project will impact 74 FTEs and is projected to create 7 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 7 FTEs. JK Jewelry Inc. is seeking approval of sales tax exemptions on furniture, fixtures & equipment. The Benefit/Incentive ratio is 5.9:1.

**PROJECT AMOUNT:**

\$380,000 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

74 FTEs

**NEW:**

7 FTEs

**REQUIREMENT:**

7 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$245,182

**WITH IMPROVEMENTS:**

\$301,282

**BENEFIT TO INCENTIVE RATIO:**

5.9: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

MANUFACTURER

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Acting Executive Director

# Board Report

Table 1: Basic Information

Project Applicant	Kaupp Family LLC
Project Name	JK Jewelry Expansion
Project Industry	Fabricated Metal Product Manufacturing
Municipality	Brighton Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$380,000
Mortgage Amount	\$350,000
Employment at Application (Annual FTEs)	74
Direct Employment Expected to Result from Project (Annual FTEs)	7
Direct Employment Required for PILOT (Annual FTEs)	7

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

Total State and Regional Benefits	\$336,831	
Total Project Incentives	\$57,008	
State and Regional Benefits to Incentives Ratio	5.9:1	
Projected Employment	State	Region
Total Employment	16	16
Direct**	7	7
Indirect***	3	3
Induced****	4	4
Temporary Construction (Direct and Indirect)	3	3

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

Total State and Regional Benefits	\$336,831
Income Tax Revenue	\$159,093
Property Tax/PILOT Revenue	\$56,101
Sales Tax Revenue	\$118,438
IDA Fee	\$3,200

Table 4: Estimated Project Incentives (Discounted Present Value\*)

Total Project Incentives	\$57,008
Mortgage Tax	\$3,500
Property Tax Above 485-b	\$31,108
Sales Tax	\$22,400

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.