

## APPLICATION SUMMARY

**DATE:** May 20, 2014

**APPLICANT:**

625 Phillips Rd LLC 625 Phillips Road Webster, New York 14580
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**TENANT & PROJECT ADDRESS:**

East Side Machine Inc. 625 Phillips Road Webster, New York 14580
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**PROJECT SUMMARY:**



625 Phillips Rd LLC is proposing to add a 10,000 square foot addition to an existing 14,000 square foot building in the Town of Webster. The building is leased to a related entity, East Side Machine Inc., a contract manufacturer of precision machined component parts. The addition will provide needed space to accommodate growth in the business. The \$861,900 project will impact 41 existing FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 4 FTEs. Tenant is seeking sales tax exemption on equipment and furnishings for the new addition.
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**PROJECT AMOUNT:**

**APPLICANT:**

**TENANT:**

\$726,900 – Lease/Leaseback with JobsPlus \$135,000 – Sales Tax Exemptions Only
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**JOBS: EXISTING:**

**NEW:**

**REQUIREMENT:**

41	FTEs
4	FTEs
4	FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

**WITH IMPROVEMENTS:**

\$180,139 \$200,936
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**BENEFIT TO INCENTIVE RATIO:**

4.4 : 1
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**SEQR:**

Reviewed and process is complete.
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**ELIGIBILITY:**

MANUFACTURER
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**APPROVED PURPOSE:**

JOB CREATION
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**RECOMMEND APPROVAL:**

_____ Executive Director
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# Board Report

Table 1: Basic Information

Project Applicant	625 Phillips Rd LLC
Project Name	Expansion
Project Industry	Fabricated Metal Product Manufacturing
Municipality	Webster Town
School District	Webster
Type of Transaction	Lease
Project Cost	\$861,900
Mortgage Amount	\$575,000
Employment at Application (Annual FTEs)	41
Direct Employment Expected to Result from Project (Annual FTEs)	4
Direct Employment Required for PILOT (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>\$243,567</b>	
<b>Total Project Incentives</b>	<b>\$55,365</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>4.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>13</b>	<b>13</b>
Direct <sup>**</sup>	4	4
Indirect <sup>***</sup>	1	1
Induced <sup>****</sup>	2	2
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>\$243,567</b>
Income Tax Revenue	\$132,068
Property Tax/PILOT Revenue	\$20,797
Sales Tax Revenue	\$83,887
IDA Fee	\$6,814

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

<b>Total Project Incentives</b>	<b>\$55,365</b>
Mortgage Tax	\$5,750
Property Tax Above 485-b	\$7,539
Sales Tax	\$42,076

\* Figures over 10 years and discounted by 3.49%

\*\* 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.

## APPLICATION SUMMARY

**DATE:** May 20, 2014

**APPLICANT:**

Barrett Place LLC PO Box 230 Henrietta, New York 14467
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**TENANT & PROJECT ADDRESS:**

University of Rochester Center for Primary Care Barrett Drive Webster, New York 14580
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**PROJECT SUMMARY:**

 <p>Barrett Place LLC, a local real estate development company, is proposing the construction of a 14,000 square foot medical office facility on 1.7 acres in the Town of Webster. The University of Rochester Center for Primary Care will occupy 10,000 square feet, offering primary care and lab services. The \$3,869,864 project will impact 7 FTEs and is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement program. The job creation requirement is 1 FTE.</p>
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**PROJECT AMOUNT:**

\$3,869,864 – Lease/Leaseback with LeasePlus
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<b>JOBS: EXISTING:</b>	7	FTEs
<b>NEW:</b>	13	FTEs
<b>REQUIREMENT:</b>	1	FTEs

**REAL PROPERTY TAXES:**

<b>EXISTING:</b>	\$ 46,360
<b>WITH IMPROVEMENTS:</b>	\$193,296

**PUBLIC HEARING DATE:**

May 19, 2014
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**BENEFIT TO INCENTIVE RATIO:**

3.2 : 1
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**SEQR:**

Reviewed and process is complete.
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**ELIGIBILITY:**

NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR UNIVERSITY AND/OR MEDICAL RELATED FACILITIES IN WHICH A 501(C)3 ENTITY LEASES FROM A FOR-PROFIT ENTITY
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**APPROVED PURPOSE:**

MEDICAL
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**RECOMMEND APPROVAL:**

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Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Barrett Place LLC
Project Name	U of R Primary Care
Project Industry	Ambulatory Health Care Services
Municipality	Webster Town
School District	Webster
Type of Transaction	Lease
Project Cost	\$1,950,000
Mortgage Amount	\$1,550,000
Employment at Application (Annual FTEs)	7
Direct Employment Expected to Result from Project (Annual FTEs)	13
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>\$740,516</b>	
<b>Total Project Incentives</b>	<b>\$229,639</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>3.2:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>36</b>	<b>36</b>
Direct <sup>**</sup>	13	13
Indirect <sup>***</sup>	2	2
Induced <sup>****</sup>	5	5
Temporary Construction (Direct and Indirect)	15	15

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

<b>Total State and Regional Benefits</b>	<b>\$740,516</b>
Income Tax Revenue	\$350,858
Property Tax/PILOT Revenue	\$146,935
Sales Tax Revenue	\$222,874
IDA Fee	\$19,850

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

<b>Total Project Incentives</b>	<b>\$229,639</b>
Mortgage Tax	\$15,500
Property Tax Above 485-b	\$152,139
Sales Tax	\$62,000

\* Figures over 10 years and discounted by 3.49%

\*\* 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.

## APPLICATION SUMMARY

**DATE:** May 20, 2014

**APPLICANT:**

Precision Grinding & Mfg. Corp. (Real Estate Entity to be formed)  
1305 Emerson Street  
Rochester, New York 14606

**PROJECT SUMMARY:**



Precision Grinding & Mfg. Corp. is proposing construction of a 20,000 square foot addition to a 48,000 square foot manufacturing building on 3.4 acres in the City of Rochester. The building is leased to a related entity, Precision Grinding & Mfg. Corp. (PGM) a privately held, contract manufacturing firm founded in 1967. The addition will provide the needed space to grow and service PGM's customer base. The \$1.5 Million project will impact 117 FTEs and is projected to create 12 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement program. The job creation requirement is 12 FTEs.

**PROJECT AMOUNT:**

\$1,493,245 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

117 FTEs

**NEW:**

12 FTEs

**REQUIREMENT:**

12 FTEs

**REAL PROPERTY TAXES (OVER 10 YEARS):**

**EXISTING:**

\$323,696

**WITH IMPROVEMENTS:**

\$547,856

**PUBLIC HEARING DATE:**

May 20, 2014

**BENEFIT TO INCENTIVE RATIO:**

6.4 : 1

**SEQR:**

Reviewed and process is complete.

**ELIGIBILITY:**

MANUFACTURER

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

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Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Precision Grinding & Mfg Corp.
Project Name	Expansion
Project Industry	Fabricated Metal Product Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,493,245
Employment at Application (Annual FTEs)	117
Direct Employment Expected to Result from Project (Annual FTEs)	12
Direct Employment Required for PILOT (Annual FTEs)	12

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

<b>Total State and Regional Benefits</b>	<b>\$869,724</b>	
<b>Total Project Incentives</b>	<b>\$135,064</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>6.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>35</b>	<b>35</b>
Direct <sup>**</sup>	12	12
Indirect <sup>***</sup>	4	4
Induced <sup>****</sup>	6	6
Temporary Construction (Direct and Indirect)	13	13

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

<b>Total State and Regional Benefits</b>	<b>\$869,724</b>
Income Tax Revenue	\$387,880
Property Tax/PILOT Revenue	\$224,162
Sales Tax Revenue	\$246,133
IDA Fee	\$11,549

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

<b>Total Project Incentives</b>	<b>\$135,064</b>
Property Tax Above 485-b	\$81,253
Sales Tax	\$53,811

\* Figures over 10 years and discounted by 3.49%

\*\* 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:** May 20, 2014

**APPLICANT:** Tipping Point Communications LLC  
277 Alexander Street, Suite 100  
Rochester, New York 14607

**PROJECT ADDRESS:** 1349 University Avenue  
Rochester, New York 14607

**PROJECT SUMMARY:** Tipping Point Communications LLC (TPC), founded in 2005, is a full service media planning and buying firm with specializations in digital, focus group research and social media. TPC has outgrown their current 3,800 square foot location and will be relocating to a 5,100 square foot location in the City of Rochester. TPC will be investing up to \$150,000 in leasehold improvements, furniture and equipment. TPC currently employs 18 FTEs and expects to create 2 new full-time positions. TPC has been approved for the GreatRebate and GreatRate programs through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.



**PROJECT AMOUNT:** \$150,000– Sales Tax Exemptions Only

**SALES TAX EXEMPTION:** \$12,000

<b>JOBS: EXISTING:</b>	18	FTEs
<b>NEW:</b>	2	FTEs
<b>GREATREBATE &amp; GREATRATE REQUIREMENT:</b>	2	FTEs

**BENEFIT TO INCENTIVE RATIO:** 9.8 : 1

**SEQR:** Project is exempt from SEQR.

**ELIGIBILITY:** APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

**APPROVED PURPOSE:** JOB CREATION

**RECOMMEND APPROVAL:** 
Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Tipping Point Communications
Project Name	Equipment
Project Industry	Professional, Scientific, and Technical Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$150,000
Employment at Application (Annual FTEs)	18
Direct Employment Expected to Result from Project (Annual FTEs)	2

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

<b>Total State and Regional Benefits</b>	<b>\$117,921</b>	
<b>Total Project Incentives</b>	<b>\$12,000</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>9.8:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>4</b>	<b>4</b>
Direct <sup>**</sup>	2	2
Indirect <sup>***</sup>	1	1
Induced <sup>****</sup>	1	1
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>\$117,921</b>
Income Tax Revenue	\$73,681
Sales Tax Revenue	\$44,240

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

<b>Total Project Incentives</b>	<b>\$12,000</b>
Sales Tax	\$12,000

\* Figures over 10 years and discounted by 3.49%

\*\* 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:** May 20, 2014

**APPLICANT:**

Boss Precision Ltd.  
 2440 South Union Street  
 Spencerport, New York 14559

**PROJECT SUMMARY:**



Boss Precision Ltd., (BP) a metal fabrication job shop specializing in material handling and mass transit equipment, was founded in 1988 and moved to their current location in 1995. BP is proposing an approximately 10,000 square foot expansion to the existing 40,000 square foot building on 7.7 acres in the Town of Ogden. The new addition will provide crane and loading dock capabilities and improve safety and efficiencies. The \$371,123 project will impact 59 FTEs and is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 6 FTEs.

**PROJECT AMOUNT:**

\$371,123 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**  
**NEW:**  
**REQUIREMENT:**

59	FTEs
6	FTEs
6	FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**  
**WITH IMPROVEMENTS:**

\$196,136
\$235,154

**BENEFIT TO INCENTIVE RATIO:**

10.1 : 1

**SEQR:**

Reviewed and process is complete.

**ELIGIBILITY:**

MANUFACTURER

**APPROVED PURPOSE:**

JOB CREATION

**RECOMMEND APPROVAL:**

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 Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Boss Precision Ltd.
Project Name	Expansion
Project Industry	Fabricated Metal Product Manufacturing
Municipality	Ogden Town
School District	Spencerport
Type of Transaction	Lease
Project Cost	\$371,123
Employment at Application (Annual FTEs)	59
Direct Employment Expected to Result from Project (Annual FTEs)	6
Direct Employment Required for PILOT (Annual FTEs)	6

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

<b>Total State and Regional Benefits</b>	<b>\$346,658</b>	
<b>Total Project Incentives</b>	<b>\$34,277</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>10.1:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>14</b>	<b>14</b>
Direct <sup>**</sup>	6	6
Indirect <sup>***</sup>	2	2
Induced <sup>****</sup>	3	3
Temporary Construction (Direct and Indirect)	2	2

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

<b>Total State and Regional Benefits</b>	<b>\$346,658</b>
Income Tax Revenue	\$186,987
Property Tax/PILOT Revenue	\$39,018
Sales Tax Revenue	\$118,448
IDA Fee	\$2,206

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

<b>Total Project Incentives</b>	<b>\$34,277</b>
Property Tax Above 485-b	\$14,143
Sales Tax	\$20,134

\* Figures over 10 years and discounted by 3.49%

\*\* 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.