



APPLICATION SUMMARY

DATE: July 19, 2022

APPLICANT: Flower City Roll Off LLC
35 Peaceful Trail
Rochester, NY 14609

PROJECT LOCATION: 25 Cairn St.
Rochester, NY 14611

PROJECT SUMMARY: Flower City Roll Off LLC is constructing a 6,000 sq. ft. metal building in the City of Rochester that will serve as an office, mechanical garage and storage for equipment. Flower City Roll Off is a locally owned family business that has been operating for 13 years. This new building will allow staff mechanics the ability to self-service their fleet of trucks. Flower City Roll off plans to create 2 new FTEs in addition to its existing 8 FTEs. The \$568,600 project is seeking a real property tax abatement and sales tax exemption. The cost benefit ratio is 41:1.

PROJECT AMOUNT: \$568,600 Lease/Leaseback with Abatement
\$24,680 Sales Tax Exemption

JOBS: EXISTING:	8 FTEs
NEW:	2 FTEs
REQUIREMENT:	1 FTEs

PUBLIC HEARING DATE: July 14, 2022

BENEFIT TO INCENTIVE RATIO: 41:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE: JOB CREATION

Monroe County Industrial Development Agency

MRB Cost Benefit Calculator



Date: July 19, 2022
 Project Title: Flower City Roll Off, LLC
 Project Location: 25 Cairn St., Rochester, NY 14611

Economic Impacts

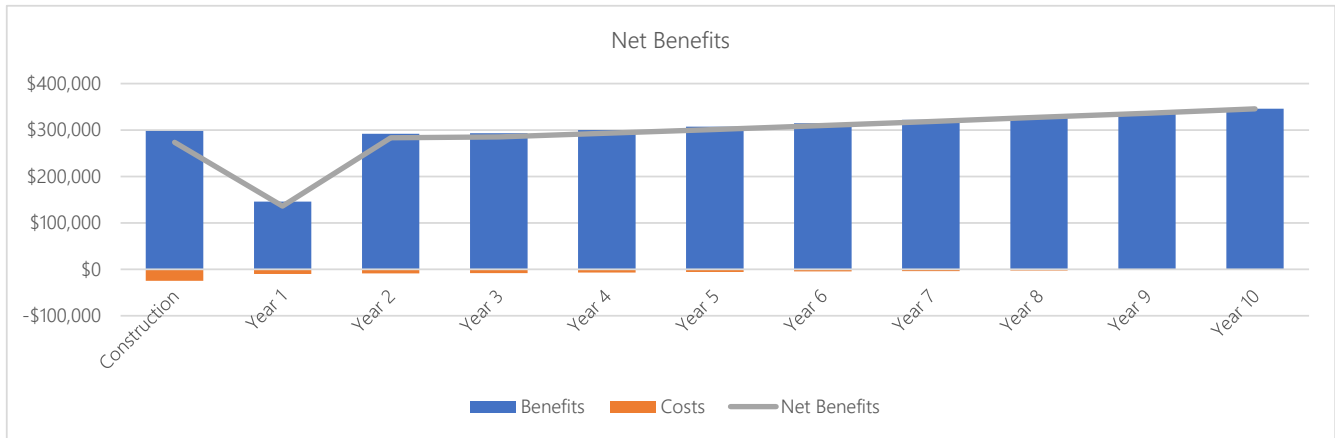
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$568,600

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		2	2	3
Earnings		\$190,421	\$91,115	\$281,537
Local Spend		\$454,880	\$270,727	\$725,607

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		2	1	3
Earnings		\$1,468,080	\$1,289,469	\$2,757,549

Figure 1



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

Figure 2

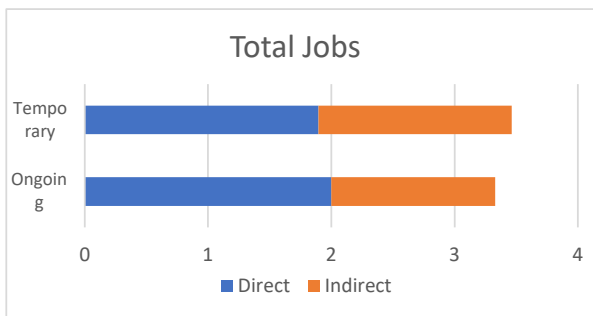
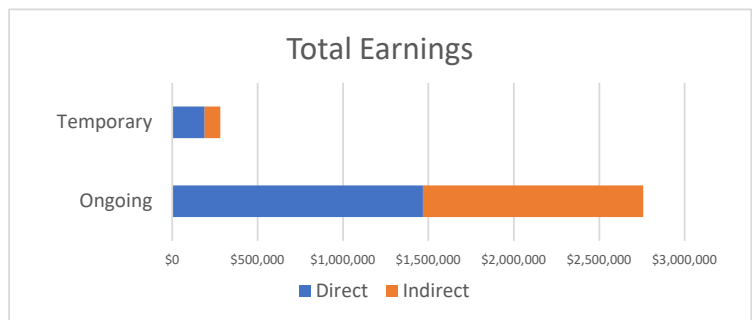


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$51,315	\$47,675
Sales Tax Exemption	\$24,680	\$24,680
Local Sales Tax Exemption	\$12,340	\$12,340
State Sales Tax Exemption	\$12,340	\$12,340
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$75,995	\$72,355

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,127,371	\$2,817,610
To Private Individuals	\$3,039,086	\$2,740,159
Temporary Payroll	\$281,537	\$281,537
Ongoing Payroll	\$2,757,549	\$2,458,622
Other Payments to Private Individuals	\$0	\$0
To the Public	\$88,285	\$77,451
Increase in Property Tax Revenue	\$67,012	\$58,270
Temporary Jobs - Sales Tax Revenue	\$1,971	\$1,971
Ongoing Jobs - Sales Tax Revenue	\$19,303	\$17,210
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$158,032	\$142,488
To the Public	\$158,032	\$142,488
Temporary Income Tax Revenue	\$12,669	\$12,669
Ongoing Income Tax Revenue	\$124,090	\$110,638
Temporary Jobs - Sales Tax Revenue	\$1,971	\$1,971
Ongoing Jobs - Sales Tax Revenue	\$19,303	\$17,210
Total Benefits to State & Region	\$3,285,404	\$2,960,098

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,817,610	\$60,015	47:1
State	\$142,488	\$12,340	12:1
Grand Total	\$2,960,098	\$72,355	41:1

*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: July 19, 2022

APPLICANT: Whitney Housing I LLC
1070 Pittsford Victor Rd.
Pittsford, NY 14534

PROJECT LOCATION: 696 Whitney Rd.
Perinton, NY 14450

PROJECT SUMMARY: Whitney Housing I LLC, is proposing to construct a 41 unit expansion in the Town of Perinton on the Legends at Whitney, a market rate-senior apartment project. The proposed expansion consists of 32 one-bedroom and nine two-bedroom units. Units will be marketed to individuals 55 and over with 10% of the new units being income restricted for qualifying households making 60% or less of the county AMI. Whitney Housing plans to create 3 new FTEs in addition to its existing 2.5 FTEs. The \$8 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 8:1.

PROJECT AMOUNT: \$8,387,000 Lease/Leaseback with Abatement
\$288,000 Sales Tax Exemption
\$36,000 Mortgage Recording Tax Exemption

JOBS: EXISTING:	2.5	FTEs
NEW:	3	FTEs
REQUIREMENT:	1	FTEs

PUBLIC HEARING DATE: July 14, 2022

BENEFIT TO INCENTIVE RATIO: 8:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR STUDENT/SENIOR/AFFORDABLE HOUSING

APPROVED PURPOSE: JOB CREATION

Monroe County Industrial Development Agency

MRB Cost Benefit Calculator



Date: July 19, 2022
 Project Title: Whitney Housing I LLC
 Project Location: 696 Whitney Road, Perinton, NY 14450

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

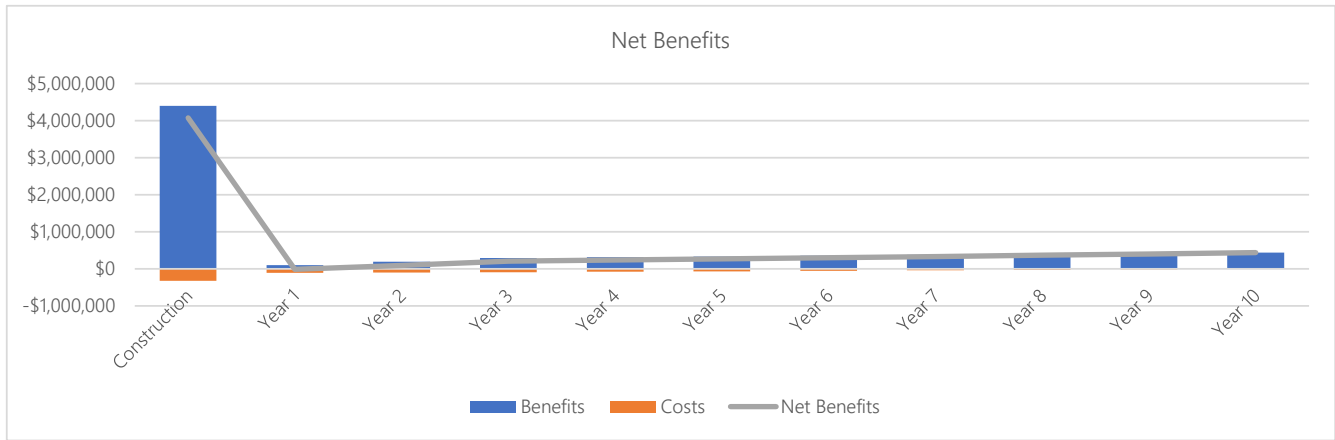
Project Total Investment

\$8,387,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		28	23	51
Earnings		\$2,808,763	\$1,343,976	\$4,152,739
Local Spend		\$6,709,600	\$3,993,301	\$10,702,901

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		3	4	7
Earnings		\$1,092,458	\$1,223,659	\$2,316,118

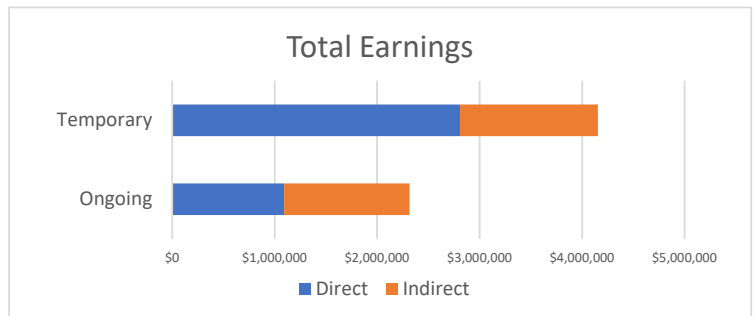
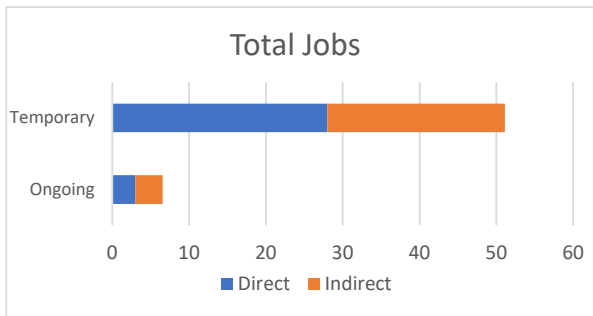
Figure 1



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	\$581,039	\$539,824
Sales Tax Exemption	\$288,000	\$288,000
Local Sales Tax Exemption	\$144,000	\$144,000
State Sales Tax Exemption	\$144,000	\$144,000
Mortgage Recording Tax Exemption	\$36,000	\$36,000
Local Mortgage Recording Tax Exemption	\$12,000	\$12,000
State Mortgage Recording Tax Exemption	\$24,000	\$24,000
Total Costs	\$905,039	\$863,824

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$7,272,907	\$6,911,845
To Private Individuals	\$6,468,857	\$6,208,600
Temporary Payroll	\$4,152,739	\$4,152,739
Ongoing Payroll	\$2,316,118	\$2,055,862
Other Payments to Private Individuals	\$0	\$0
To the Public	\$804,051	\$703,245
Increase in Property Tax Revenue	\$758,769	\$659,784
Temporary Jobs - Sales Tax Revenue	\$29,069	\$29,069
Ongoing Jobs - Sales Tax Revenue	\$16,213	\$14,391
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$336,381	\$322,847
To the Public	\$336,381	\$322,847
Temporary Income Tax Revenue	\$186,873	\$186,873
Ongoing Income Tax Revenue	\$104,225	\$92,514
Temporary Jobs - Sales Tax Revenue	\$29,069	\$29,069
Ongoing Jobs - Sales Tax Revenue	\$16,213	\$14,391
Total Benefits to State & Region	\$7,609,288	\$7,234,692

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$6,911,845	\$695,824	10:1
State	\$322,847	\$168,000	2:1
Grand Total	\$7,234,692	\$863,824	8:1

*Discounted at 2%

Additional Comments from IDA

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