



APPLICATION SUMMARY

DATE: September 20, 2022

APPLICANT: Magna Real Property AcquisitionCo II LLC
55 Vanguard Parkway
Rochester, NY 14606

TENANT & PROJECT ADDRESS: XLI Manufacturing, LLC
50 Jetview Drive
Rochester, NY 14624

PROJECT SUMMARY: Magna Real Property AcquisitionCo II LLC, a real estate holding company, is proposing to renovate Jetview Drive in the Town of Chili to consolidate employees into one location. Tenants in the building will include XLI Manufacturing, CBC Manufacturing and Golf Products Wire EDM. The \$905,000 project is projected to create 20 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 65:1. Additionally, Magna Real Property AcquisitionCo I LLC received a real property tax abatement in 2021 on its current location at 55 Vanguard Parkway and is requesting approval to sell that building. At this time it is unknown if the buyer will request to assume the real property tax abatement.

PROJECT AMOUNT: \$905,000 – Sales Tax Exemption Only
EXEMPTIONS: Applicant: \$32,000
Tenant: \$12,000

JOBS: EXISTING: 55 | FTEs
NEW: 20 | FTEs

PUBLIC HEARING DATE: N/A

BENEFIT TO INCENTIVE RATIO: 65 : 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: September 20, 2022
 Project Title: Magna Real Property II
 Project Location: 50 Jetview Drive, Chili, NY 14624

Economic Impacts

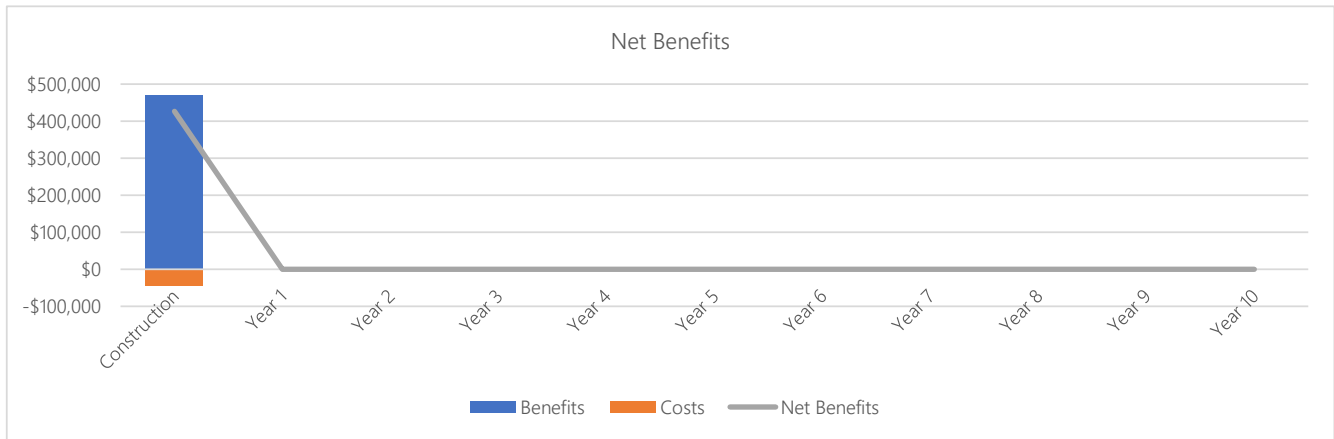
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$905,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		3	2	6
Earnings		\$299,401	\$144,856	\$444,257
Local Spend		\$724,000	\$431,309	\$1,155,309

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$1,800,000	\$548,342	\$2,348,342

Figure 1



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

Figure 2

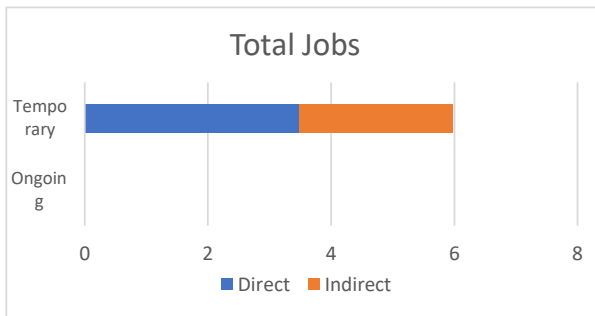
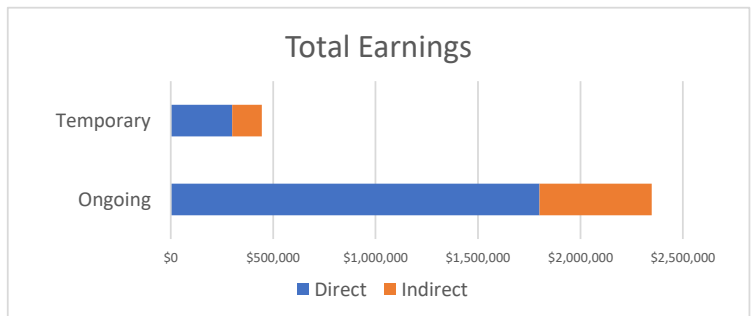


Figure 3



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	\$44,000	\$44,000
Local Sales Tax Exemption	\$22,000	\$22,000
State Sales Tax Exemption	\$22,000	\$22,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$44,000	\$44,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$2,815,218	\$2,720,020
To Private Individuals	\$2,792,599	\$2,698,239
Temporary Payroll	\$444,257	\$444,257
Ongoing Payroll	\$2,348,342	\$2,253,982
Other Payments to Private Individuals	\$0	\$0
To the Public	\$22,619	\$21,781
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$3,110	\$3,110
Ongoing Jobs - Sales Tax Revenue	\$19,509	\$18,671
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$148,286	\$143,202
To the Public	\$148,286	\$143,202
Temporary Income Tax Revenue	\$19,992	\$19,992
Ongoing Income Tax Revenue	\$105,675	\$101,429
Temporary Jobs - Sales Tax Revenue	\$3,110	\$3,110
Ongoing Jobs - Sales Tax Revenue	\$19,509	\$18,671
Total Benefits to State & Region	\$2,963,504	\$2,863,222

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,720,020	\$22,000	124:1
State	\$143,202	\$22,000	7:1
Grand Total	\$2,863,222	\$44,000	65:1

*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: September 20, 2022

APPLICANT: MRG Holdings 1 LLC
212 Mossy Oak Cove
West Henrietta, NY 14586

TENANT/PROJECT LOCATION: Flying Horse Transport LLC
30 & 75 Brew Road
Riga, NY 14416

PROJECT SUMMARY: MRG Holdings 1 LLC, a real estate holding company, is constructing a new 12,000 sq foot building in the Town of Riga for its tenant Flying Horse Transport LLC, a related entity. The applicant is purchasing the COMIDA owned land on Brew Road later this year. This new facility will allow for a consolidation of equipment and employees into one location. Flying Horse Transport plans to create 20 new FTE's in addition to its existing 30 FTE's. The \$1.9 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 79:1.

PROJECT AMOUNT: \$1,990,000 Lease/Leaseback with Abatement
\$68,803 Sales Tax Exemption
\$11,940 Mortgage Recording Tax Exemption

JOBS: EXISTING:	30	FTEs
NEW:	3	FTEs
REQUIREMENT:	3	FTEs

PUBLIC HEARING DATE: September 15, 2022

BENEFIT TO INCENTIVE RATIO: 79:1

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: September 20, 2022
 Project Title: MRG Holdings LLC
 Project Location: 75 Brew Road, Riga NY 14416

Economic Impacts

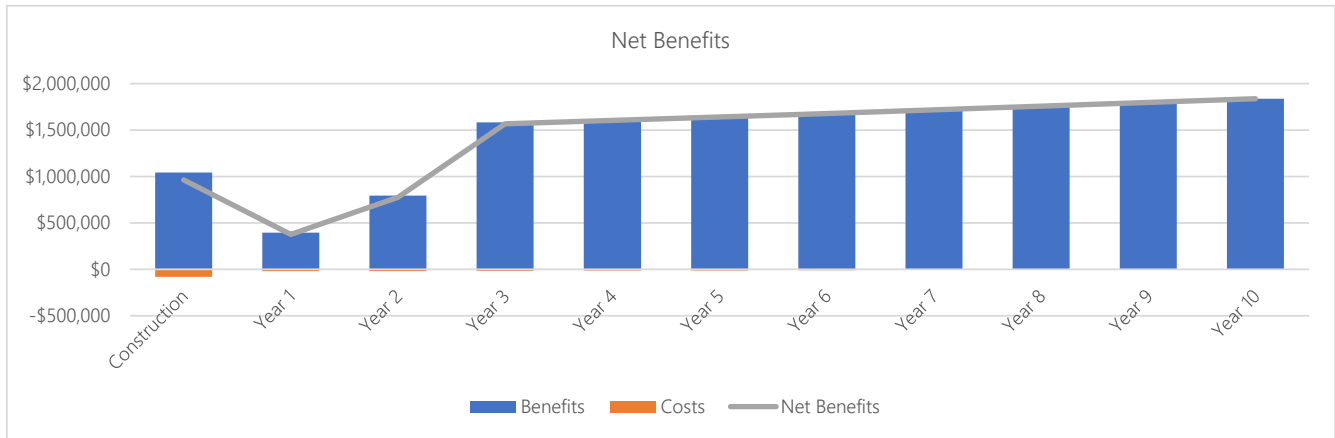
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$1,990,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		7	5	12
Earnings		\$666,441	\$318,888	\$985,329
Local Spend		\$1,592,000	\$947,498	\$2,539,498

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		20	10	30
Earnings		\$6,533,078	\$7,358,694	\$13,891,773

Figure 1



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

Figure 2

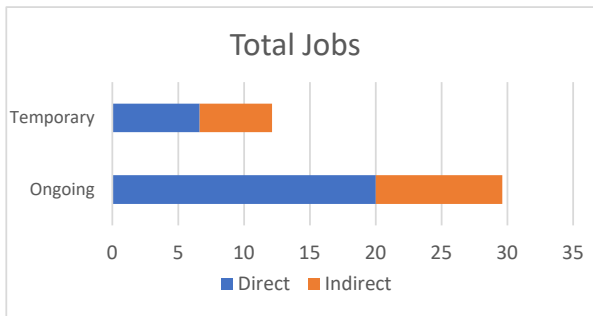
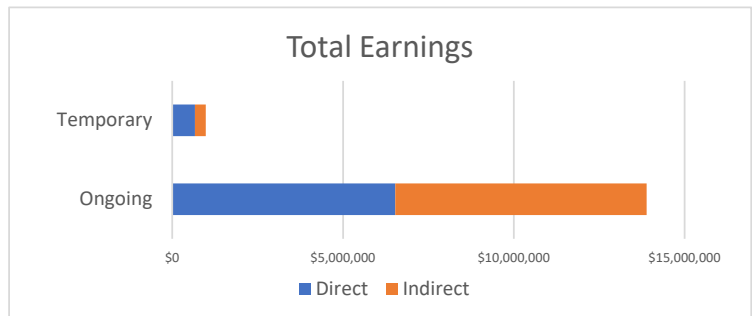


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$105,456	\$97,976
Sales Tax Exemption	\$68,803	\$68,803
Local Sales Tax Exemption	\$34,402	\$34,402
State Sales Tax Exemption	\$34,402	\$34,402
Mortgage Recording Tax Exemption	\$11,940	\$11,940
Local Mortgage Recording Tax Exemption	\$3,980	\$3,980
State Mortgage Recording Tax Exemption	\$7,960	\$7,960
Total Costs	\$186,199	\$178,719

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$15,118,955	\$13,499,123
To Private Individuals	\$14,877,101	\$13,286,370
Temporary Payroll	\$985,329	\$985,329
Ongoing Payroll	\$13,891,773	\$12,301,041
Other Payments to Private Individuals	\$0	\$0
To the Public	\$241,853	\$212,753
Increase in Property Tax Revenue	\$137,714	\$119,748
Temporary Jobs - Sales Tax Revenue	\$6,897	\$6,897
Ongoing Jobs - Sales Tax Revenue	\$97,242	\$86,107
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$773,609	\$690,891
To the Public	\$773,609	\$690,891
Temporary Income Tax Revenue	\$44,340	\$44,340
Ongoing Income Tax Revenue	\$625,130	\$553,547
Temporary Jobs - Sales Tax Revenue	\$6,897	\$6,897
Ongoing Jobs - Sales Tax Revenue	\$97,242	\$86,107
Total Benefits to State & Region	\$15,892,564	\$14,190,014

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$13,499,123	\$136,357	99:1
State	\$690,891	\$42,362	16:1
Grand Total	\$14,190,014	\$178,719	79:1

*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: September 20, 2022

APPLICANT: American Packaging Corp
100 Beaver Road
Churchville, NY 14428

PROJECT LOCATION: 100 Beaver Road
Churchville, NY 14428

PROJECT SUMMARY: American Packaging Corporation is a flexible packaging converter and renowned leader in the North American packaging industry that services the food, beverage, medical, personal care, agriculture and other specialty markets. American Packaging built a new manufacturing facility in the Town of Chili in February of 2017. Because of continued growth additional storage space is now needed for raw materials and finished product. This project will expand the current building by 53,000 square feet to create the needed storage space. American Packaging Corp plans to create 12 new FTE's in addition to the existing 122 FTE's. The \$9.7 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: \$9,781,700 Lease/Leaseback with Abatement
\$429,648 Sales Tax Exemption
\$73,363 Mortgage Recording Tax Exemption

JOBS: EXISTING:	122	FTEs
NEW:	12	FTEs
REQUIREMENT:	12	FTEs

PUBLIC HEARING DATE: September 15, 2022

BENEFIT TO INCENTIVE RATIO: 8:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION

Monroe County Industrial Development Agency

MRB Cost Benefit Calculator



Date: September 20, 2022
 Project Title: American Packaging Corp
 Project Location: 100 Beaver Rd., Churchvill-Chili 14428

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

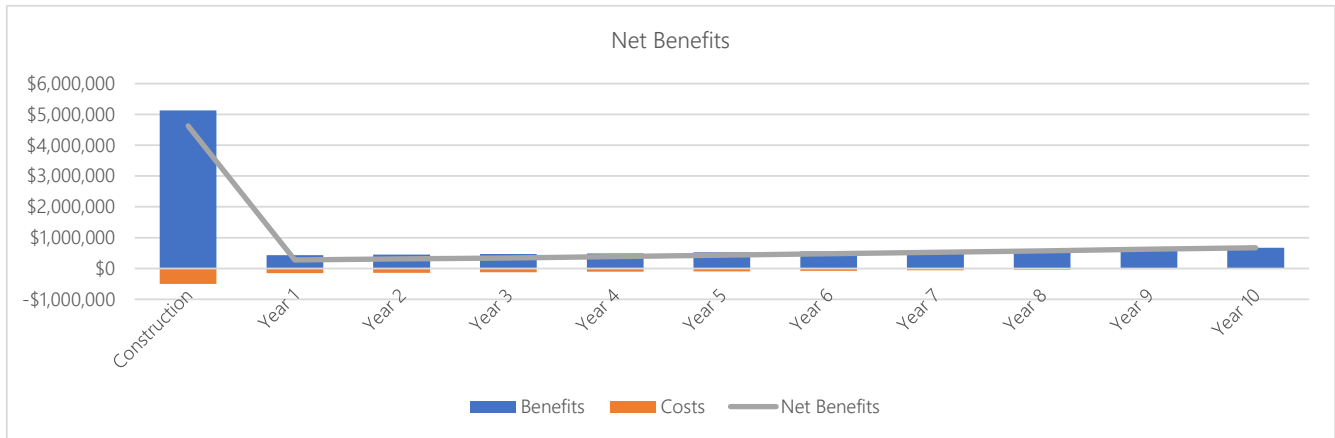
Project Total Investment
 \$9,781,700

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		33	27	60
Earnings		\$3,275,841	\$1,567,470	\$4,843,311
Local Spend		\$7,825,360	\$4,657,359	\$12,482,719

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		4	7	11
Earnings		\$1,849,903	\$2,274,750	\$4,124,653

Aggregate over life of the PILOT

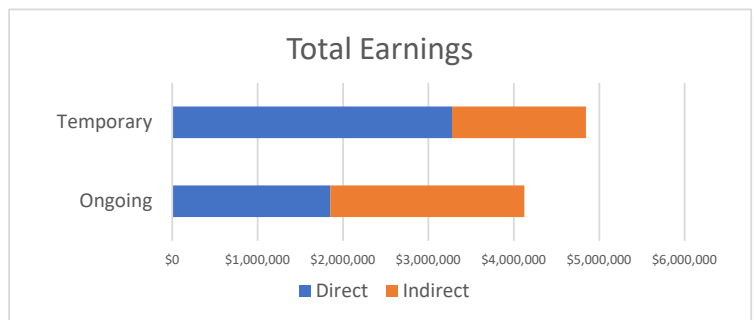
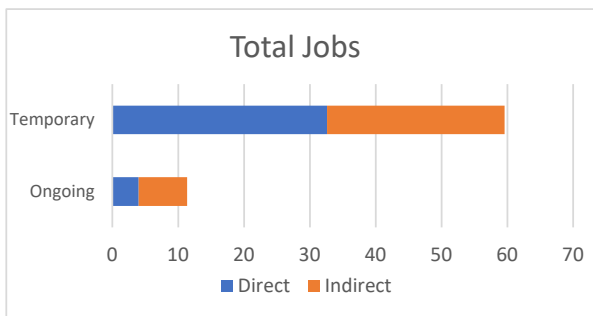
Figure 1



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	\$803,340	\$746,355
Sales Tax Exemption	\$429,648	\$429,648
Local Sales Tax Exemption	\$214,824	\$214,824
State Sales Tax Exemption	\$214,824	\$214,824
Mortgage Recording Tax Exemption	\$73,363	\$73,363
Local Mortgage Recording Tax Exemption	\$24,454	\$24,454
State Mortgage Recording Tax Exemption	\$48,909	\$48,909
Total Costs	\$1,306,351	\$1,249,366

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$10,079,806	\$9,510,121
To Private Individuals	\$8,967,963	\$8,538,142
Temporary Payroll	\$4,843,311	\$4,843,311
Ongoing Payroll	\$4,124,653	\$3,694,831
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,111,843	\$971,979
Increase in Property Tax Revenue	\$1,049,067	\$912,212
Temporary Jobs - Sales Tax Revenue	\$33,903	\$33,903
Ongoing Jobs - Sales Tax Revenue	\$28,873	\$25,864
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$466,334	\$443,983
To the Public	\$466,334	\$443,983
Temporary Income Tax Revenue	\$217,949	\$217,949
Ongoing Income Tax Revenue	\$185,609	\$166,267
Temporary Jobs - Sales Tax Revenue	\$33,903	\$33,903
Ongoing Jobs - Sales Tax Revenue	\$28,873	\$25,864
Total Benefits to State & Region	\$10,546,140	\$9,954,104

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,510,121	\$985,634	10:1
State	\$443,983	\$263,733	2:1
Grand Total	\$9,954,104	\$1,249,366	8:1

*Discounted at 2%

Additional Comments from IDA

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