



APPLICATION SUMMARY

DATE: September 16, 2014

APPLICANT: Seneca Building of Monroe County LLC
1 Circle Street
Rochester, New York 14607

TENANT & PROJECT ADDRESS: The Gannett Co.
245 East Main Street
Rochester, New York 14604

PROJECT SUMMARY: Seneca Building of Monroe County LLC, a Pike Development Company entity, is proposing the construction of 63,000 square feet office space addition to the existing Seneca building at Midtown Plaza in the City of Rochester. The \$13,762,239 addition will be leased to The Gannett Company Inc. which will occupy two of the three floors (40,000 square feet), with a 15 year lease. The remaining floor, which is shared with the existing building occupied by Windstream, will be available for future development. The project, totaling \$15,974,305 will impact 189 FTEs and is projected to create 17 new FTEs over the next three years. The City of Rochester has asked COMIDA to provide a custom abatement for this project. Gannett is seeking approval of sales tax exemptions on \$2,212,066 in construction, furniture and equipment. The Benefit/Incentive ratio is 5.3:1.



PROJECT AMOUNT: \$15,974,305–Lease/Leaseback with custom abatement

JOBS: EXISTING:	189	FTEs
NEW:	17	FTEs
REQUIREMENT:	17	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$ 56,045
WITH IMPROVEMENTS:	\$2,254,364

PUBLIC HEARING DATE: September 16, 2014

BENEFIT TO INCENTIVE RATIO: 5.3: 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: LOCAL TAX JURISDICTION SPONSORED PILOT

APPROVED PURPOSE: COMMUNITY DEVELOPMENT

RECOMMEND APPROVAL: _____
Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Seneca Building of Monroe County LLC
Project Name	Gannett
Project Industry	Publishing Industries (except Internet)
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$15,974,305
Mortgage Amount	\$13,762,239
Employment at Application (Annual FTEs)	189
Direct Employment Expected to Result from Project (Annual FTEs)	17
Direct Employment Required for PILOT (Annual FTEs)	19

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

Total State and Regional Benefits	\$4,076,006	
Total Project Incentives	\$771,825	
State and Regional Benefits to Incentives Ratio	5.3:1	
Projected Employment	State	Region
Total Employment	109	109
Direct **	17	17
Indirect ***	13	13
Induced ****	11	11
Temporary Construction (Direct and Indirect)	68	68

Table 3: Estimated State & Regional Benefits (Discounted Present Value^{*})

Total State and Regional Benefits	\$4,076,006
Income Tax Revenue	\$1,089,344
Property Tax/PILOT Revenue	\$2,198,318
Sales Tax Revenue	\$668,187
IDA Fee	\$120,157

Table 4: Estimated Project Incentives (Discounted Present Value^{*})

Total Project Incentives	\$771,825
Mortgage Tax	\$137,622
Property Tax Above 485-b	\$264,159
Sales Tax	\$370,043

* Figures over 15 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: September 16, 2014

APPLICANT: South Pointe Landing LLC
1890 South Winton Road, Suite 100
Rochester, New York 14618

TENANT & PROJECT ADDRESS: The Unity Hospital of Rochester
6668 Fourth Section Road
Brockport, New York 14420

PROJECT SUMMARY:





In 2011, COMIDA incentives were approved for South Pointe Landing, LLC (SPL) to construct an 18,600 square foot medical office building on 3.4 acres in the Town of Sweden. The facility is leased to The Unity Hospital of Rochester (UHR) which provides OB/GYN, family practice, specialty outreach and physical therapy services to the Brockport community. SPL is now proposing an 11,100 square foot expansion of the facility which will allow UHR to better serve the community. The \$1,998,623 project will impact 28 FTEs and is projected to create 11 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 3:1.

PROJECT AMOUNT: \$1,998,623 – Lease/Leaseback with LeasePlus

JOBS: EXISTING:	28	FTEs
NEW:	11	FTEs
REQUIREMENT:	3	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 866,459
WITH IMPROVEMENTS:	\$1,181,281

PUBLIC HEARING DATE: September 15, 2014

BENEFIT TO INCENTIVE RATIO: 3.0:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

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

APPROVED PURPOSE: MEDICAL

RECOMMEND APPROVAL:

 Executive Director



Board Report

Table 1: Basic Information

Project Applicant	South Pointe Landing LLC
Project Name	2014 Expansion
Project Industry	Ambulatory Health Care Services
Municipality	Sweden Town
School District	Brockport
Type of Transaction	Lease
Project Cost	\$1,998,623
Mortgage Amount	\$1,598,899
Employment at Application (Annual FTEs)	28
Direct Employment Expected to Result from Project (Annual FTEs)	11
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	\$969,090	
Total Project Incentives	\$326,504	
State and Regional Benefits to Incentives Ratio	3:1	
Projected Employment	State	Region
Total Employment	35	35
Direct **	11	11
Indirect ***	2	2
Induced ****	5	5
Temporary Construction (Direct and Indirect)	17	17

Table 3: Estimated State & Regional Benefits (Discounted Present Value^{*})

Total State and Regional Benefits	\$969,090
Income Tax Revenue	\$390,714
Property Tax/PILOT Revenue	\$314,822
Sales Tax Revenue	\$248,215
IDA Fee	\$15,340

Table 4: Estimated Project Incentives (Discounted Present Value^{*})

Total Project Incentives	\$326,504
Mortgage Tax	\$15,989
Property Tax Above 485-b	\$239,621
Sales Tax	\$70,894

* Figures over 14 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: September 16, 2014


APPLICANT:

739 S. Clinton LLC 259 Alexander Street Rochester, New York 14607

PROJECT ADDRESS:

739 S. Clinton Avenue Rochester, New York 14607
--

PROJECT SUMMARY:

 <p>739 S. Clinton LLC, a Buckingham real estate entity, is proposing a mixed use redevelopment of the long vacant former Ward Supply building in the City of Rochester. The redevelopment of this 37,000 square foot building will provide a mix of 30 studio and one-bedroom loft-style apartment units along with 14,000 square feet of commercial space which will include a restaurant. The City of Rochester is supportive of the project due to its economic impact on the neighborhood and the allocation of 10% of the residential units for low-moderate income tenants. The \$5,181,601 project is projected to create 13 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 restaurant tenant is seeking approval of sales tax exemptions on the build out, furniture, fixtures and equipment. The Benefit/Incentive ratio is 2.1:1.</p>
--

PROJECT AMOUNT:

\$5,181,601 –Lease/Leaseback with JobsPlus abatement
--

JOBS: EXISTING:

0	FTEs
13	FTEs
1	FTEs

NEW:

REQUIREMENT:

REAL PROPERTY TAXES:

EXISTING:

\$186,579

WITH IMPROVEMENTS:

\$904,273

PUBLIC HEARING DATE:

September 16, 2014

BENEFIT TO INCENTIVE RATIO:

2.1: 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME
--

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT

RECOMMEND APPROVAL:

Executive Director



Board Report

Table 1: Basic Information

Project Applicant	739 S. Clinton LLC
Project Name	Ward Supply Renovation
Project Industry	Food Services and Drinking Places
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$5,181,601
Mortgage Amount	\$4,320,000
Employment at Application (Annual FTEs)	0
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^{*})

Total State and Regional Benefits	\$1,013,794	
Total Project Incentives	\$481,326	
State and Regional Benefits to Incentives Ratio	2.1:1	
Projected Employment	State	Region
Total Employment	58	58
Direct **	13	13
Indirect ***	1	1
Induced ****	2	2
Temporary Construction (Direct and Indirect)	42	42

Table 3: Estimated State & Regional Benefits (Discounted Present Value^{*})

Total State and Regional Benefits	\$1,013,794
Income Tax Revenue	\$133,379
Property Tax/PILOT Revenue	\$717,695
Sales Tax Revenue	\$123,509
IDA Fee	\$39,212

Table 4: Estimated Project Incentives (Discounted Present Value^{*})

Total Project Incentives	\$481,326
Mortgage Tax	\$43,200
Property Tax Above 485-b	\$260,146
Sales Tax	\$177,980

* 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: September 16, 2014

APPLICANT: RES Exhibit Services LLC
435 Smith Street
Rochester, New York 14608

PROJECT SUMMARY:



RES Exhibit Services LLC (RES) designs and builds exhibit solutions for clients around the world. RES, located in the City of Rochester, is proposing a \$ 193,375 project to upgrade its data center infrastructure to more efficiently meet current and future needs. RES currently employs 75.5 FTEs and expects to create 2 new full-time positions. RES has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 4.8:1.

PROJECT AMOUNT: \$ 193,375– Sales Tax Exemptions Only

SALES TAX EXEMPTION: \$ 15,470

JOBS: EXISTING:	75.5	FTEs
NEW:	2	FTEs
GREATREBATE REQUIREMENT:	1	FTEs

BENEFIT TO INCENTIVE RATIO: 4.8 : 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	RES Exhibit Services LLC
Project Name	Datacenter Upgrade
Project Industry	Furniture and Related Product Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$193,375
Employment at Application (Annual FTEs)	76
Direct Employment Expected to Result from Project (Annual FTEs)	2

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

Total State and Regional Benefits	\$74,432	
Total Project Incentives	\$15,470	
State and Regional Benefits to Incentives Ratio	4.8:1	
Projected Employment	State	Region
Total Employment	3	3
Direct ^{**}	2	2
Indirect ^{***}	1	1
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	0	0

Table 3: Estimated State & Regional Benefits (Discounted Present Value^{*})

Total State and Regional Benefits	\$74,432
Income Tax Revenue	\$44,679
Sales Tax Revenue	\$29,753

Table 4: Estimated Project Incentives (Discounted Present Value^{*})

Total Project Incentives	\$15,470
Sales Tax	\$15,470

* 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: September 16, 2014

APPLICANT: Zweigle's Inc.
651 Plymouth Avenue North
Rochester, New York 14608

PROJECT SUMMARY:



Zweigle's Inc., founded in 1880, is a manufacturer of hot dogs, sausage and deli products. Zweigle's is proposing a 4,300 square foot expansion of its existing plant in the City of Rochester. The expansion will accommodate a new production line to expand their product offerings. The \$1,384,500 project, which includes manufacturing equipment of \$750,000, will impact 45 FTEs and is projected to create 5 new FTEs over the next five years. The City of Rochester is supportive of the project. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 5 FTEs. The Benefit/Incentive ratio is 8.3:1.

PROJECT AMOUNT: \$1,384,500– Lease/Leaseback with JobsPlus

JOBS: EXISTING:	45	FTEs
NEW:	5	FTEs
REQUIREMENT:	5	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$336,643
WITH IMPROVEMENTS:	\$425,732

BENEFIT TO INCENTIVE RATIO: 8.3: 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION

RECOMMEND APPROVAL: _____
Executive Director

Board Report

Table 1: Basic Information

Project Applicant	Zweigle's Inc.
Project Name	Expansion
Project Industry	Food Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,384,500
Employment at Application (Annual FTEs)	45
Direct Employment Expected to Result from Project (Annual FTEs)	5
Direct Employment Required for PILOT (Annual FTEs)	5

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

Total State and Regional Benefits	\$445,130	
Total Project Incentives	\$53,393	
State and Regional Benefits to Incentives Ratio	8.3:1	
Projected Employment	State	Region
Total Employment	18	18
Direct ^{**}	5	5
Indirect ^{***}	5	5
Induced ^{****}	3	3
Temporary Construction (Direct and Indirect)	5	5

Table 3: Estimated State & Regional Benefits (Discounted Present Value^{*})

Total State and Regional Benefits	\$445,130
Income Tax Revenue	\$211,312
Property Tax/PILOT Revenue	\$89,089
Sales Tax Revenue	\$133,995
IDA Fee	\$10,734

Table 4: Estimated Project Incentives (Discounted Present Value^{*})

Total Project Incentives	\$53,393
Property Tax Above 485-b	\$32,293
Sales Tax	\$21,100

* 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.