



## APPLICATION SUMMARY

**DATE:** October 21, 2014

**APPLICANT:** 44 Jetview Drive, LLC  
44 Jetview Drive  
Rochester, New York 14624

**PROJECT SUMMARY:** 44 Jetview Drive LLC, a real estate holding company, is proposing a 74,000 square foot warehouse expansion to an existing 40,000 square foot commercial building in the Town of Chili. The building is leased to a related entity, Inland Transport Services Inc., a transportation and warehouse provider serving the international freight forwarder sector. The addition will provide needed space for additional growth. The \$3.4 Million project will impact 4 FTEs and is projected to create 7 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 2.6:1.

**PROJECT AMOUNT:** \$3,400,000 – Lease/Leaseback with JobsPlus abatement

<b>JOBS: EXISTING:</b>	4	FTEs
<b>NEW:</b>	7	FTEs
<b>REQUIREMENT:</b>	1	FTE

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$ 567,934
<b>WITH IMPROVEMENTS:</b>	\$1,101,523

**PUBLIC HEARING DATE:** October 20, 2014

**BENEFIT TO INCENTIVE RATIO:** 2.6: 1

**SEQR:** REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:** NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:** JOB CREATION

**RECOMMEND APPROVAL:** \_\_\_\_\_  
Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	44 Jetview Drive LLC
Project Name	Expansion
Project Industry	Truck Transportation
Municipality	Chili Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$3,400,000
Mortgage Amount	\$2,000,000
Employment at Application (Annual FTEs)	5
Direct Employment Expected to Result from Project (Annual FTEs)	7
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>\$913,203</b>	
<b>Total Project Incentives</b>	<b>\$349,413</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>45</b>	<b>45</b>
Direct <sup>**</sup>	7	7
Indirect <sup>***</sup>	2	2
Induced <sup>****</sup>	3	3
Temporary Construction (Direct and Indirect)	33	33

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

<b>Total State and Regional Benefits</b>	<b>\$913,203</b>
Income Tax Revenue	\$211,207
Property Tax/PILOT Revenue	\$533,589
Sales Tax Revenue	\$142,557
IDA Fee	\$25,850

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

<b>Total Project Incentives</b>	<b>\$349,413</b>
Mortgage Tax	\$20,000
Property Tax Above 485-b	\$193,413
Sales Tax	\$136,000

\* 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.



## APPLICATION SUMMARY

**DATE:** October 21, 2014

**APPLICANT:** AFT Properties of Rochester LLC  
100 Thruway Park Drive  
West Henrietta, New York 14586

**TENANT & PROJECT ADDRESS:** American Filtration Technologies LLC  
American Machining Technologies, Inc.  
100 & 112 Thruway Park Drive  
West Henrietta, New York 14586

**PROJECT SUMMARY:** In 2003, COMIDA approved incentives to AFT Properties of Rochester LLC (AFTP) to construct a 30,000 square foot building in the Town of Henrietta which is leased to a related entity, American Filtration Technologies LLC (AFT), a manufacturer of aftermarket replacement industrial liquid filter elements. AFT is now proposing a 23,000 square foot expansion of its production and office facilities to ensure future growth and to accommodate a new related entity, American Machining Technologies LLC. The \$1,557,200 project will impact 27 FTEs and is projected to create 4 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 3 FTEs. AFT is seeking approval of sales tax exemptions on \$50,000 of equipment, furniture and fixtures. The Benefit/Incentive ratio is 4.3:1.



**PROJECT AMOUNT:** \$1,557,200 – Lease/Leaseback with JobsPlus

<b>JOBS: EXISTING:</b>	25	FTEs
<b>NEW:</b>	4	FTEs
<b>REQUIREMENT:</b>	3	FTEs

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$337,042
<b>WITH IMPROVEMENTS:</b>	\$512,101

**PUBLIC HEARING DATE:** October 20, 2014

**BENEFIT TO INCENTIVE RATIO:** 4.3: 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	AFT Properties of Rochester LLC
Project Name	2014 Expansion
Project Industry	Machinery Manufacturing
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$1,557,200
Mortgage Amount	\$1,400,000
Employment at Application (Annual FTEs)	25
Direct Employment Expected to Result from Project (Annual FTEs)	4
Direct Employment Required for PILOT (Annual FTEs)	3

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

<b>Total State and Regional Benefits</b>	<b>\$594,855</b>	
<b>Total Project Incentives</b>	<b>\$137,902</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>4.3:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>24</b>	<b>24</b>
Direct <sup>**</sup>	4	4
Indirect <sup>***</sup>	3	3
Induced <sup>****</sup>	3	3
Temporary Construction (Direct and Indirect)	14	14

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

<b>Total State and Regional Benefits</b>	<b>\$594,855</b>
Income Tax Revenue	\$259,714
Property Tax/PILOT Revenue	\$175,059
Sales Tax Revenue	\$148,052
IDA Fee	\$12,029

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

<b>Total Project Incentives</b>	<b>\$137,902</b>
Mortgage Tax	\$14,000
Property Tax Above 485-b	\$63,454
Sales Tax	\$60,448

\* 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.

## APPLICATION SUMMARY

**DATE:** October 21, 2014

**APPLICANT:**

Metro Falls Development LLC 44 Exchange Blvd. Rochester, New York 14614
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**PROJECT ADDRESS:**

60 - 74 Browns Race Rochester, New York 14614
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**PROJECT SUMMARY:**

 <p>Metro Falls Development LLC, (MFD), a local real estate development company, is proposing the redevelopment of the Centers at High Falls in the City of Rochester. The 38,295 square foot complex will be redeveloped for commercial space, two live/work residences and dining/banquet facilities. The City of Rochester is supportive of the project as part of the City's revitalization efforts, and has asked COMIDA to consider a custom PILOT for the project. The \$1,570,000 project is projected to create 14 new FTEs over the next three years. The applicant is seeking approval of the custom PILOT. The Benefit/Incentive ratio is 10.1:1.</p>
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**PROJECT AMOUNT:**

\$1,570,000 – Lease/Leaseback with custom abatement
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**JOBS: EXISTING:**

6	FTEs
14	FTEs

**NEW:**

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 0
\$86,112

**WITH IMPROVEMENTS:**

**PUBLIC HEARING DATE:**

October 21, 2014
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**BENEFIT TO INCENTIVE RATIO:**

10.1: 1
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**SEQR:**

INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.
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**ELIGIBILITY:**

LOCAL TAX JURISDICTION SPONSORED PILOT
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**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT
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**RECOMMEND APPROVAL:**

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Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Metro Falls Development LLC
Project Name	Centers at High Falls
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,570,000
Mortgage Amount	\$1,185,000
Employment at Application (Annual FTEs)	6
Direct Employment Expected to Result from Project (Annual FTEs)	14
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>\$616,527</b>	
<b>Total Project Incentives</b>	<b>\$60,792</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>36</b>	<b>36</b>
Direct <sup>**</sup>	14	14
Indirect <sup>***</sup>	11	11
Induced <sup>****</sup>	6	6
Temporary Construction (Direct and Indirect)	5	5

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

<b>Total State and Regional Benefits</b>	<b>\$616,527</b>
Income Tax Revenue	\$282,024
Property Tax/PILOT Revenue	\$86,112
Sales Tax Revenue	\$236,266
IDA Fee	\$12,125

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

<b>Total Project Incentives</b>	<b>\$60,792</b>
Mortgage Tax	\$11,850
Property Tax Above 485-b	\$28,942
Sales Tax	\$20,000

\* 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.



## APPLICATION SUMMARY

**DATE:** October 21, 2014

**APPLICANT:** SC Park Associates LP  
183 East Main Street, Suite 600  
Rochester, New York 14604

**TENANT & PROJECT ADDRESS:** The Unity Hospital of Rochester  
500 Island Cottage Road  
Rochester, New York 14612

**PROJECT SUMMARY:** SC Park Associates LP, a Conifer real estate development entity, is proposing the acquisition, complete renovation, and a 2,100 square foot expansion of an existing 15,400 square foot medical office building in the Town of Greece. The building is leased to Unity Hospital which offers ob/gyn, family medicine and laboratory services. The renovation and expansion includes space for planned growth, maximizing efficiency of the existing space and update all building systems. The \$4,821,000 project will impact 34 FTEs and is projected to create 6 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement. The job creation requirement is 3 FTEs. The Benefit/Incentive ratio is 1.4:1.



**PROJECT AMOUNT:** \$4,821,000 – Lease/Leaseback with LeasePlus

<b>JOBS: EXISTING:</b>	34	FTEs
<b>NEW:</b>	6	FTEs
<b>REQUIREMENT:</b>	3	FTEs

**REAL PROPERTY TAXES:**

<b>EXISTING:</b>	\$423,119
<b>WITH IMPROVEMENTS:</b>	\$729,410

**PUBLIC HEARING DATE:** October 20, 2014

**BENEFIT TO INCENTIVE RATIO:** 1.4: 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:** JOB CREATION

**RECOMMEND APPROVAL:** \_\_\_\_\_  
Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	SC Park Associates LP
Project Name	Unity Renovation/Expansion
Project Industry	Ambulatory Health Care Services
Municipality	Greece Town
School District	Greece
Type of Transaction	Lease
Project Cost	\$4,821,000
Mortgage Amount	\$4,000,000
Employment at Application (Annual FTEs)	34
Direct Employment Expected to Result from Project (Annual FTEs)	6
Direct Employment Required for PILOT (Annual FTEs)	3

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

<b>Total State and Regional Benefits</b>	<b>\$664,883</b>	
<b>Total Project Incentives</b>	<b>\$473,859</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>1.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>37</b>	<b>37</b>
Direct <sup>**</sup>	6	6
Indirect <sup>***</sup>	1	1
Induced <sup>****</sup>	3	3
Temporary Construction (Direct and Indirect)	28	28

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

<b>Total State and Regional Benefits</b>	<b>\$664,883</b>
Income Tax Revenue	\$196,355
Property Tax/PILOT Revenue	\$306,290
Sales Tax Revenue	\$125,730
IDA Fee	\$36,508

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

<b>Total Project Incentives</b>	<b>\$473,859</b>
Mortgage Tax	\$40,000
Property Tax Above 485-b	\$317,139
Sales Tax	\$116,720

\* 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.



## APPLICATION SUMMARY

**DATE:** October 21, 2014

**APPLICANT:** NimbleUser/Van Damme Associates  
656 Kreag Road  
Pittsford, New York 14534

**PROJECT SUMMARY:**



NimbleUser (NU), founded in 1992, provides association management software primarily serving the professional or trade association market. NU is proposing additional equipment acquisitions and property renovations at their current location in the Town of Pittsford. The expansion is needed to accommodate growth of the company. NU currently employs 33 FTEs and expects to create 11 new full-time positions. NU 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 41.1:1.

**PROJECT AMOUNT:** \$60,000– Sales Tax Exemptions Only

**SALES TAX EXEMPTION:** \$ 3,600

<b>JOBS: EXISTING:</b>	33	FTEs
<b>NEW:</b>	11	FTEs
<b>GREATREBATE REQUIREMENT:</b>	2	FTEs

**BENEFIT TO INCENTIVE RATIO:** 41.1 : 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	NimbleUser
Project Name	2014 EquiPlus
Project Industry	Other Information Services
Municipality	Pittsford Town
School District	Pittsford
Type of Transaction	Tax Exemptions
Project Cost	\$60,000
Employment at Application (Annual FTEs)	33
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>\$147,791</b>	
<b>Total Project Incentives</b>	<b>\$3,600</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>41.1:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>6</b>	<b>6</b>
Direct <sup>**</sup>	2	2
Indirect <sup>***</sup>	3	3
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>\$147,791</b>
Income Tax Revenue	\$84,326
Property Tax/PILOT Revenue	\$8,758
Sales Tax Revenue	\$54,707

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

<b>Total Project Incentives</b>	<b>\$3,600</b>
Sales Tax	\$3,600

\* 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.