



APPLICATION SUMMARY

DATE: December 20, 2016

APPLICANT:

Action Towing of Rochester, Inc. 275 Marketplace Drive. Rochester, NY 14623

PROJECT SUMMARY:

Action Towing of Rochester, Inc. (Action), located in the Town of Henrietta, provides auto repair, towing and emergency road services throughout Monroe County. Action, who has been serving the public since 2002, currently has contracts with AAA and the Monroe County Sheriff's Dept. Action is proposing to purchase a 2017 International Tow Truck, due to their continued growth. The \$107,380 project is projected to create 2 new FTEs over the next three years, while current employment is 34. Action has been approved for a GreatRate on the equipment purchases through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sale tax exemption through COMIDA. The Benefit/Incentive ratio is 6.2:1

PROJECT AMOUNT:

\$107,380 – Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$8,590.40

JOBS: EXISTING:

34	FTEs
2	FTEs
2	FTEs

NEW:

GREATRATE REQUIREMENT:

BENEFIT TO INCENTIVE RATIO:

6.2:1

ELIGIBILITY:

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE:

JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Action Towing of Rochester, Inc.
Project Name	Action Towing of Rochester
Project Industry	Repair and Maintenance
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Tax Exemptions
Project Cost	\$107,380
Employment at Application (Annual FTEs)	34
Direct Employment Expected to Result from Project (Annual FTEs)	2
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	\$53,221	
Total Project Incentives	\$8,590	
State and Regional Benefits to Incentives Ratio	6.2:1	
Projected Employment	State	Region
Total Employment	3	3
Direct ^{**}	2	2
Indirect ^{***}	0	0
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$53,221
Income Tax Revenue	\$29,195
Sales Tax Revenue	\$23,139
IDA Fee	\$887

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

Total Project Incentives	\$8,590
Sales Tax	\$8,590

* Figures over 10 years and discounted by 2%

** 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: December 20, 2016

APPLICANT: American Packaging Corporation
777 Driving Park Avenue
Rochester, New York 14613

PROJECT LOCATION: 100 Beaver Road
Chili, New York 14428

PROJECT SUMMARY: American Packaging Corporation (American), is a flexible packaging converter that services the food, beverage, medical, personal care, agriculture and other specialty markets, with manufacturing plants in Wisconsin, Iowa and Rochester, which serves as headquarters. American is proposing to construct a state of the art manufacturing facility on 40 acres in the Town of Chili. The project will be constructed in 3 phases; the first will include a 215,000 square foot building and invest \$36 million in equipment. Phase 1, which involves an investment of \$48.3 million, will impact 170 FTEs and is projected to create 70 new FTEs over the next three years. Phase 2 and 3 are projected to create an additional 192 FTEs. The company considered this expansion at existing facilities in Iowa and Wisconsin. The applicant is seeking approval of custom property tax abatement, which is supported by the Town of Chili. The Benefit/Incentive ratio is 3.3:1.

PROJECT AMOUNT: \$118,368,000 – Lease/Leaseback with Custom Abatement

JOBS: EXISTING:	170	FTEs
NEW:	70	FTEs
REQUIREMENT:	17	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 173,852
WITH IMPROVEMENTS:	\$1,434,625

PUBLIC HEARING DATE: December 19, 2016

BENEFIT TO INCENTIVE RATIO: 3.3:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	American Packaging 2016
Project Name	American Packaging
Project Industry	Printing and Related Support Activities
Municipality	Chili Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$118,368,000
Mortgage Amount	\$103,668,000
Employment at Application (Annual FTEs)	170
Direct Employment Expected to Result from Project (Annual FTEs)	270 (100 created and 170 retained)
Direct Employment Required for PILOT (Annual FTEs)	17

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

Total State and Regional Benefits	\$16,853,437	
Total Project Incentives	\$5,087,449	
State and Regional Benefits to Incentives Ratio	3.3:1	
Projected Employment	State	Region
Total Employment	770	770
Direct **	270 (100 created and 170 retained)	270 (100 created and 170 retained)
Indirect ***	85	85
Induced ****	132	132
Temporary Construction (Direct and Indirect)	283	283

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

Total State and Regional Benefits	\$16,853,437
Income Tax Revenue	\$8,995,097
Property Tax/PILOT Revenue	\$1,260,773
Sales Tax Revenue	\$5,709,458
IDA Fee	\$888,110

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

Total Project Incentives	\$5,087,449
Mortgage Tax	\$1,036,680
Property Tax Above 485-b	\$3,442,449
Sales Tax	\$608,320

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: December 20, 2016

APPLICANT: Three City Center Partners, LLC
1080 Pittsford Victor Road
Pittsford, New York 14534

PROJECT ADDRESS: 180 South Clinton Avenue
Rochester, NY 14607

TENANT: M & T Bank
One M & T Plaza
Buffalo, New York 14203

PROJECT SUMMARY: Three City Center Partners, LLC (Three City), a real estate development partnership, is proposing the purchase and redevelopment of a 200,000 square foot office building in the City of Rochester. The Clinton Street location, which has been vacant for 2 years, will serve as M&T's Regional Headquarters. M&T Bank will occupy 56,000 square feet of the building. The project is projected to create 2.5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement on any increase in the assessed value due to renovations. The job creation requirement is 1 FTE, and the Benefit/Incentive ratio is 2.4:1.

PROJECT AMOUNT: \$11,250,000 – Lease/Leaseback with Abatement

JOBS: EXISTING:	0	FTEs
NEW:	2.5	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$3,849,952
WITH IMPROVEMENTS:	\$5,107,666

PUBLIC HEARING DATE: December 20, 2016

BENEFIT TO INCENTIVE RATIO: 2.4:1

SEQR: INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

ELIGIBILITY: REHABILITATION OF EXISTING COMMERCIAL BUILDING
VACANT FOR A LONG TIME

APPROVED PURPOSE: COMMUNITY DEVELOPMENT



Board Report

Table 1: Basic Information

Project Applicant	Three City Center Partners, LLC
Project Name	Three City Center Partners, LLC
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$11,250,000
Mortgage Amount	\$4,000,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	3
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	\$1,935,080	
Total Project Incentives	\$804,500	
State and Regional Benefits to Incentives Ratio	2.4:1	
Projected Employment	State	Region
Total Employment	82	82
Direct **	3	3
Indirect ***	2	2
Induced ****	1	1
Temporary Construction (Direct and Indirect)	75	75

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

Total State and Regional Benefits	\$1,935,080
Income Tax Revenue	\$186,636
Property Tax/PILOT Revenue	\$1,528,209
Sales Tax Revenue	\$135,510
IDA Fee	\$84,725

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

Total Project Incentives	\$804,500
Mortgage Tax	\$40,000
Property Tax Above 485-b	\$524,500
Sales Tax	\$240,000

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: December 20, 2016

APPLICANT:

PGH Kirstein, LLC
46 Prince Street
Rochester, New York 14607

TENANT/PROJECT LOCATION:

D4
234-250 Andrews Street
Rochester, New York 14604

PROJECT SUMMARY:

Park Grove Realty, LLC, a Rochester-based development company, is proposing to acquire and renovate the 52,000 square foot Kirstein Building located at 234-250 Andrews Street in the City of Rochester. The purchase of the 6-story building (plus a lower level), and renovation of 8,000 square feet into office space, is of strategic importance as it will secure D4's stability and continued presence in Downtown Rochester. D4, who is headquarter at 222 Andrews and is a leading national discovery management, computer forensics, and litigation support organization, requires more space and is investigating other locations outside of the region to expand their operations. This mixed-use project, which will retain 100 FTEs and has the potential to create 20 new jobs over the next 3 years, will result in a consolidation of D4's local operations at this single location. The applicant is seeking a special PILOT for property tax abatement, as well as mortgage and sales tax abatements, which has been formally endorsed by the City of Rochester. D4, the tenant, is seeking sales tax exemption on applicable renovation costs to the building's second floor. The Benefit/Incentive ratio is 1:1.

PROJECT AMOUNT:

\$4,847,000 – Special PILOT, Sales & Mortgage Tax

JOBS: EXISTING:

100 | FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 1,150,239

WITH IMPROVEMENTS:

\$1,206,523

PUBLIC HEARING DATE:

December 20, 2016

BENEFIT TO INCENTIVE RATIO:

1:1

SEQR:

INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

ELIGIBILITY:

LOCAL TAX JURISDICTION SPONSORED PILOT

APPROVED PURPOSE:

JOB RETENTION



Board Report

Table 1: Basic Information

Project Applicant	PGH Kirstein, LLC-D4
Project Name	PGK - D4
Project Industry	Professional, Scientific, and Technical Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$4,847,000
Mortgage Amount	\$3,125,000
Employment at Application (Annual FTEs)	100
Direct Employment Expected to Result from Project (Annual FTEs)	0
Direct Employment Required for PILOT (Annual FTEs)	10

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

Total State and Regional Benefits	\$101,615	
Total Project Incentives	\$99,652	
State and Regional Benefits to Incentives Ratio	1:1	
Projected Employment	State	Region
Total Employment	3	3
Direct ^{**}	0	0
Indirect ^{***}	0	0
Induced ^{****}	0	0
Temporary Construction (Direct and Indirect)	3	3

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

Total State and Regional Benefits	\$101,615
Income Tax Revenue	\$5,175
Property Tax/PILOT Revenue	\$56,284
Sales Tax Revenue	\$3,453
IDA Fee	\$36,703

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

Total Project Incentives	\$99,652
Mortgage Tax	\$31,250
Property Tax Above 485-b	\$50,402
Sales Tax	\$18,000

* Figures over 12 years and discounted by 2%

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