



AGENDA
BOARD MEETING – September 18, 2018
Ogden Town Hall, 269 Ogden Center Road, Rochester, NY 14559 – 12:00 NOON

- A. Call meeting to order
- B. Pledge of Allegiance
- C. Approval of Minutes – August 21, 2018
- D. Monitoring Report (Local Labor Requirement Compliance): August - 2018 – Kevin Loewke
- E. Executive Director Adair – Applications for Consideration
 - 1. 45 Becker Road LLC
 - 2. 550 East Main LLC
 - 3. Innovative Solutions
 - 4. Bio Optronics
 - 5. Highland Grove
 - 6. RCC Brighton LLC
 - 7. Lumber East LLC
 - 8. WBS Capital
 - 9. Buckingham Properties LLC
- F. Executive Director Adair – Project Modifications
 - American Packaging
- G. Executive Director Adair – Discussion Items
- H. Chair Burr – Discussion Items
- I. Public Comments
- J. Adjourn Imagine Monroe Meeting

The next scheduled meeting of the Agency will be held on **Tuesday, October 16, 2018, 12:00 noon** at the **Wheatland Town Hall, 22 Main Street, Scottsville, NY 14546.**



August 2018 Monthly Imagine Monroe Report

September 1st, 2018,

1. This report covers our site visits between August 1st, 2018 and August 31st, 2018.
2. During this period Loewke Brill made 56 monthly site visits.
3. During this period Loewke Brill made “4” Follow up visit.
4. Loewke Brill checked for residence with 355 workers.
5. Of those workers, there were “5” non-compliant.
 - a. 5- No proof of residence
 - b. 0 - Out of Area
6. As of August 31st, 2018 all monitored sites were in compliance at time of our inspection.
7. There were “3” new Imagine Monroe signs delivered
 - a. 3457 Union Street, LLC
 - b. 49 Stone Street, LLC
 - c. PGH Kirstein, LLC



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT: 45 Becker Road LLC
45 Becker Road
West Henrietta, NY 14586

TENANT & PROJECT LOCATION: Pharmacy Alternatives
45 Becker Road
West Henrietta, NY 14586

PROJECT SUMMARY: 45 Becker Road LLC (45) a real estate holding company, will complete 8,070 sq. ft. of the 60,000 sq. ft. facility for the tenant Pharmacy Alternatives. The \$609,483 project projects the creation of 24 jobs over 3 years. Pharmacy Alternatives is a national pharmacy focused on serving individuals with cognitive, intellectual and developmental disabilities. Their approach includes specialized packaging and dispensing technology specially designed for the population served with medication management and education support. The applicant seeks JobsPlus property tax abatement, sales tax and mortgage recording tax exemption. The tenant seeks approval of sales tax exemption on tenant improvements and equipment purchases. The job creation requirement is 1. The benefit to incentive ratio is 14.3 : 1.

PROJECT AMOUNT: \$609,483 Lease/Leaseback with Abatement

JOBS: EXISTING:	6	FTEs
NEW:	28	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$115,469 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$172,254 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: September 17, 2018

BENEFIT TO INCENTIVE RATIO: 14.3 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT: 550 East Main, LLC
50 University Ave.
Rochester, NY 14605

TENANT & PROJECT LOCATION: Pullano, Mastrella and Lamb, Inc. d/b/a Envative
550 East Main Street.
Rochester, NY 14604

PROJECT SUMMARY: 550 East Main, LLC (550), a real estate holding company, will purchase and renovate 550 East Main St. in the City of Rochester for Envative, a custom software developer. Envative, founded 20 years ago, has out grown their 3,000 sq. ft. space on University Ave. The new 13,226 sq. ft. location will allow the company to create 24 additional jobs over the next 3 years. 550 East Main St. is located in a HUB Zone as designated by the US Small Business Administration. The company intends to apply for HUB Zone certification, which requires 35% of the workforce to be hired from within the HUB Zone. Additionally, the property will go back on the tax rolls as it has been off the tax rolls for 20 years. The project is expected to cost \$970,000. The applicant seeks the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The job creation requirement is 2. The benefit to incentive ratio is 12.8 : 1

PROJECT AMOUNT: \$970,000 Lease/Leaseback with Abatement

JOBS: EXISTING:	19	FTEs
NEW:	14	FTEs
REQUIREMENT:	2	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$ 0 (\$296,379 IF TAXED IN FULL)
WITH IMPROVEMENTS:	\$344,211 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: September 17, 2018

BENEFIT TO INCENTIVE RATIO: 12.8 : 1

SEQR: INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY: TECHNOLOGY-BASED PRODUCER SERVICE COMPANY

APPROVED PURPOSE: JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT: Innovative Data Processing Solutions Ltd.
3495 Winton Place, Building C, Suite 2
Rochester, NY 14623

PROJECT SUMMARY: Innovative Data Processing Solutions Ltd. (Innovative) is a technology company that provides information technology solutions to small and medium sized businesses. Examples of technology solutions provided by Innovative include: IT services, application and database design, business continuity, consulting, data storage, information security and cloud services. The company currently operates out of their office in Winton Place. In order to accommodate demand and growth, Innovative needs additional space to operate. The company will relocate to the Riverwood Tech Campus in Henrietta, NY. Innovative currently employs a total of 61 people, 49 of which are in Monroe County. They expect to create 5 new full-time positions in Monroe County over the next year. Innovative has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The applicant seeks sales tax exemption on technology, furniture and fixtures purchases related to the relocation. The benefit to incentive ratio is 5:1.

PROJECT AMOUNT: \$785,000 Sales Tax Exemptions Only

SALES TAX EXEMPTION: \$62,800

JOBS: EXISTING:	49	FTEs
NEW:	5	FTEs
GREATRATE REQUIREMENT:	4	FTEs

BENEFIT TO INCENTIVE RATIO: 5:1

SEQR: Type II Action under SEQR Section 617.5

ELIGIBILITY: APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE: JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Bio-Optronics, Inc. 1890 Winton Road South, suite 190 Rochester, NY 14618

PROJECT SUMMARY:

Bio-Optronics Inc. (Bio-Optronics) a healthcare IT software developer for clinical research, patient and staff scheduling programs currently leases 10,544 square feet at 1890 Winton Rd. South in the Town of Brighton. The Company has outgrown the existing space and proposes to lease an additional 11,000 square feet. The applicant seeks sales tax exemption on equipment and furnishings for the expanded space at a cost of \$200,000. Bio-Optronics currently employs 66 FTEs and expects to create 2 new FTEs over the next year. The Company has been approved for the GreatRebate program by the Monroe County Industrial Development Corporation. The benefit to incentive ratio is 7.8 : 1.

PROJECT AMOUNT:

\$200,000 Sales Tax Exemptions Only - EquiPlus
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SALES TAX EXEMPTION:

\$16,000

JOBS: EXISTING:	67	FTEs
NEW:	2	FTEs
GREATREBATE REQUIREMENT:	2	FTEs

BENEFIT TO INCENTIVE RATIO:

7.8 : 1

SEQR:

Type II Action under SEQR Section 617.5

ELIGIBILITY:

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE:

JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT: Highland Grove, LLC
301 Exchange Blvd
Rochester, NY 14608

PROJECT LOCATION: 625 S. Goodman Street
Rochester, NY 14620

PROJECT SUMMARY: Highland Grove, LLC (Highland Grove) proposes to construct a 100 unit residential building. The applicant purchased the property from the Department of Transportation in 2015 and has been accepted into the NYS Brownfield program. The building will consist of 100 residential units ranging from 570 to 1,108 sq. ft. (2 studio, 73 one bedroom, 21 two bedroom and 4 two bedroom loft style units). The project will have 20% of the units set aside for affordable housing. The applicant indicates rents will range from \$777-\$1,750 per month. The structure will also include roof top solar panels capable of producing 340 kWhs annually. This property is located in a low to moderate income census tract. Highland Grove is requesting approval for mortgage recording tax and sales tax exemptions as well as the JobsPlus property tax abatement. The project will create 4 FTE. The job requirement is 1 FTE. The benefit to incentive ratio is 2.1 : 1.

PROJECT AMOUNT: \$17,500,000 Lease/Leaseback with JobsPlus Abatement

JOBS: EXISTING:	0	FTEs
NEW:	4	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 116,930 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$ 3,861,043 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: September 17, 2018

BENEFIT TO INCENTIVE RATIO: 2.1 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE: JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

RCC Brighton, LLC 1950 Brighton Henrietta Town Line Road Rochester, NY 14623
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TENANT & PROJECT LOCATION:

DB- 1925 South Clinton, LLC dba <i>Doodle Bugs! Children's Learning Academy</i> 1925 South Clinton Avenue Rochester, NY 14620 (Town of Brighton)
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PROJECT SUMMARY:

RCC Brighton, LLC proposes to construct an 11,307 sq. ft. building on 1.683 acres in the Town of Brighton across the street from Shoppes at Lac De Ville. The building will house a Doodle Bugs! Children's Learning Academy day care center and include an outdoor playground of approximately 19,000 sq. ft. The center will have a license by NYS for the capacity of 176 children ranging in ages from 6 weeks to 12 years old. The applicant is seeking approval of the JobsPlus property tax abatement, mortgage recording tax and sales tax exemptions. The tenant, DB-1925 South Clinton, LLC is requesting approval of sales tax exemption on \$375,000 of purchases for furniture and fixtures. The tenant expects to create 25 full time jobs and 20 part time jobs. The job creation requirement is 1. The Benefit/Incentive ratio is 2.9:1

PROJECT AMOUNT:

\$3,875,941 Lease/Leaseback with Abatement
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JOBS: EXISTING: 0 FTEs
NEW: 35 FTEs
REQUIREMENT: 1 FTEs

0	FTEs
35	FTEs
1	FTEs

REAL PROPERTY TAXES:
EXISTING: \$ 44,999 (TAXED IN FULL)
WITH IMPROVEMENTS: \$ 491,567 (ABATEMENT APPLIES TO INCREASE ONLY)

\$ 44,999	(TAXED IN FULL)
\$ 491,567	(ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 18, 2018

BENEFIT TO INCENTIVE RATIO:

2.9:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Lumber East LLC 550 Latona Rd., Building E, Suite 501 Rochester, NY 14626

TENANT & PROJECT LOCATION:

Fitness International 78 Rockwood St. Rochester, NY

PROJECT SUMMARY:

Lumber East LLC, (Lumber East) is a real estate holding company that will redevelop a former lumber yard into a fitness club to be leased by Fitness International and operated under the LA Fitness brand. The current structure on the 3.15 acre parcel will be demolished and a 34,000 sq. ft. building constructed. The \$11.5 million project is projected to create 5 full time and 20 part time jobs over 3 years. The project is adjacent to a distressed census tract, # 10, in the City of Rochester. The applicant seeks approval of the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The Tenant is seeking approval of sales tax exemption on equipment purchases. The City of Rochester supports the project. The benefit to incentive ratio is 2.3 : 1.
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PROJECT AMOUNT:

\$11,495,000 Lease/Leaseback with Abatement

JOBS: EXISTING: 0 FTEs
NEW: 15 FTEs
REQUIREMENT: 1 FTEs

0	FTEs
15	FTEs
1	FTEs

REAL PROPERTY TAXES:
EXISTING: \$ 135,006 (TAXED IN FULL)
WITH IMPROVEMENTS: \$2,376,438 (ABATEMENT APPLIES TO INCREASE ONLY)

\$ 135,006 (TAXED IN FULL)
\$2,376,438 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

2.3 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

WBS Capital, Inc. 136-20 38 th Avenue, Suite 9J Flushing, NY 11354

PROJECT LOCATION:

1405 St. Paul St. & 13 additional parcels, refer to Schedule A Rochester, NY 14621

PROJECT SUMMARY:

WBS Capital Inc. (WBS) a real estate investment company, proposes to purchase and redevelop the Kodak Hawkeye facility and nearby parcels on St. Paul St. in the City of Rochester. The Hawkeye facility, approximately 785,000 sq. ft. has been vacant since 2011. The project will be in 3 phases encompassing 14 parcels on 8.48 acres for an estimated cost of \$55.7 million. Phase 1 will rehab building 5, a 406,000 sq. ft. building at a cost of \$22.5 million. The first tenant, New Star FTZ Group, will lease approximately one quarter of the building and apply for the Federal designation as a Foreign Trade Zone. Phase 1 is projected to create 30 jobs. Later phases will include a training center, office building and affordable housing. The applicant is seeking approval for a JobsPlus property tax abatement and sales tax exemption for phase 1 and mortgage recording tax exemption on the purchase of all 14 parcels for all 3 phases of the project. The Hawkeye facility is under DEC clean-up agreements. The City of Rochester supports the project. The benefit to incentive ratio is 1.3 : 1.
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PROJECT AMOUNT:

\$22,560,341 Lease/Leaseback with Abatement phase 1 \$55,727,145 Full Project – for reference only

JOBS: EXISTING:

0	FTEs
30	FTEs
1	FTEs

NEW:

REQUIREMENT:

REAL PROPERTY TAXES:

EXISTING:

\$ 670,981 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$2,954,670 (ABATEMENT APPLIES TO INCREASE ONLY)
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PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

1.3 : 1 - Phase 1 / 1.1 : 1 Total Project based on 30 FTE

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Buckingham Properties LLC 290 Alexander Street Rochester, NY 14607
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TENANT & PROJECT LOCATION:

The Unity Hospital of Rochester/Rochester Regional Health System 81 Lake Ave. Rochester, NY 14608

PROJECT SUMMARY:

Buckingham Properties, LLC (Buckingham) proposes to renovate the Evelyn Brandon Health Center (EBHC) in the City of Rochester. The property is located in a distressed census tract, # 2. EBHC is part of the Rochester Regional Health System and provides intensive psychiatric rehabilitation treatment for those with serious and persistent illnesses and chemical dependency. Buckingham will modernize the 66,000 sq. ft. building which will include new windows and a high efficiency HVAC system as well as updating the building façade. The applicant is seeking mortgage recording tax and sales tax exemption only on the construction materials. The benefit to incentive ratio is 2 : 1.
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PROJECT AMOUNT:

\$2,990,707 Lease/Leaseback Tax Exemptions Only

JOBS: EXISTING: 123 FTEs
NEW: 5 FTEs

PUBLIC HEARING DATE:

September 18, 2018

BENEFIT TO INCENTIVE RATIO:

2 : 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
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APPROVED PURPOSE:

MEDICAL

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POWERED BY COMIDA

APPLICATION FOR MODIFICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

American Packaging Corporation 100 APC Way Churchville, NY 14428
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ORIGINAL APPROVAL DATE:

February 21, 2017

MODIFICATION REQUEST:

American Packaging corporation is a manufacturer of packaging for the food, beverage, medical, personal care and other specialty markets. In early 2017, the company selected Monroe County for a multi-phase expansion of the flexible packaging product line. At that time, Phase 1 of the \$48 million multi-phase project was approved. The applicant is seeking approval of Phase II at a cost of \$8.7 million. In February 2017 employment was 170 FTEs, at year end 2017 employment was 283 FTEs. The applicant is seeking approval of an increase in the property tax abatement, sales tax and mortgage recording exemptions.
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PROJECT AMOUNT	<u>ORIGINAL</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
	\$19,965,000	\$13,100,000	\$33,065,000

EXEMPTIONS:	<u>ORIGINAL TOTAL</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
SALES TAX EXEMPTIONS:	\$608,320	\$698,000	\$1,306,320
MORTGAGE RECORD TAX EXEMPTIONS	0	\$65,625	\$65,625
REAL PROPERTY TAX EXEMPTIONS	\$4,267,592	\$824,258	\$5,091,850
TOTAL EXEMPTIONS			

BENEFIT TO INCENTIVE RATIO:	<u>Original</u> 2.7 : 1	<u>Modified</u> 1.8 : 1
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