



APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

Skull Diamond and Heart Capital, LLC
375 Double Wood Lane
Bluemont, VA 20135

PROJECT ADDRESS:

250 East Main Street
Rochester, NY 14604

PROJECT SUMMARY:

Skull Diamond and Heart Capital, LLC is proposing to renovate approximately 6,000 square feet of office space in the Sibley Square building in the City of Rochester. Skull Diamond and Heart is a private equity firm focused on strategic growth of early stage small business by funding operational support and services. The offices will be used by Skull Diamond and Heart and its start-up portfolio companies. Skull Diamond and Heart believes that the project will encourage tech talent from local colleges and universities to stay and conduct business in Monroe County. This \$675,000 project will create 11 FTEs. The applicant is seeking approval of sales tax exemptions only. The Benefit/Incentive ratio is 47:1.

PROJECT AMOUNT:
EXEMPTIONS:

\$675,000 – Sales Tax Exemption Only
\$33,200

JOBS: EXISTING:
NEW:

3	FTEs
11	FTEs

PUBLIC HEARING DATE:

N/A

BENEFIT TO INCENTIVE RATIO:

47:1

SEQR:

INTERNAL RENOVATIONS ONLY: SEQR PROCESS COMPLETE

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Skull Diamond and Heart Capital, LLC

Prepared by COMIDA using InformAnalytics

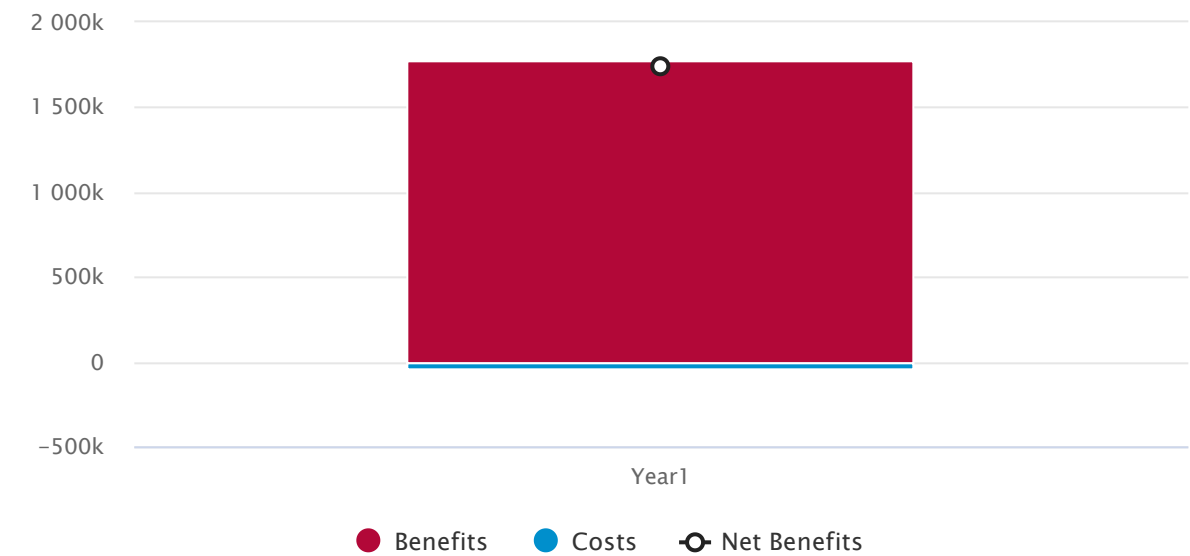
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Skull Diamond and Heart Capital, LLC	\$675.0 Thousand	250 East Main Street, Rochester, NY 14604	1 Years

F1 FIGURE 1

Discounted* Net Benefits for Skull Diamond and Heart Capital, LLC by Year

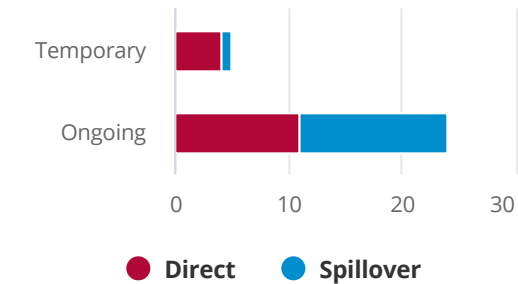
Total Net Benefits: \$1,741,000



Discounted at 2%

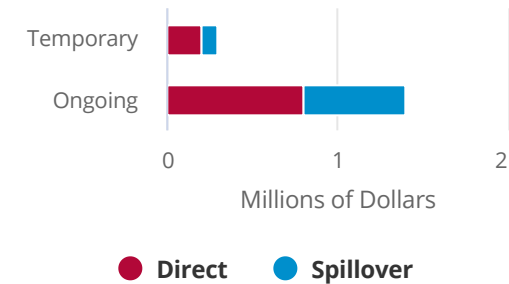
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Skull Diamond and Heart Capital, LLC proposes to invest \$675.0 thousand at 250 East Main Street, Rochester, NY 14604 over 1 years. COMIDA staff summarize the proposed with the following: Renovate office space in Sibley Square

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
6734 sq ft	\$500,000
OTHER SPENDING	
non-manufacturing equip	\$45,000
FF&E	\$70,000
Soft Costs	\$60,000
Total Investments	\$675,000
Discounted Total (2%)	\$675,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 1 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Skull Diamond and Heart Capital, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$38,000	\$38,000
Total Costs	\$38,000	\$38,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$966,000	\$711,000	\$1,678,000
To Private Individuals	\$954,000	\$703,000	\$1,657,000
Temporary Payroll	\$184,000	\$58,000	\$243,000
Ongoing Payroll	\$770,000	\$644,000	\$1,414,000
To the Public	\$12,000	\$9,000	\$21,000
Temporary Sales Tax Revenue	\$2,000	\$726	\$3,000
Ongoing Sales Tax Revenue	\$10,000	\$8,000	\$18,000
STATE BENEFITS	\$59,000	\$43,000	\$101,000
To the Public	\$59,000	\$43,000	\$101,000
Temporary Income Tax Revenue	\$8,000	\$3,000	\$11,000
Ongoing Income Tax Revenue	\$38,000	\$31,000	\$69,000
Temporary Sales Tax Revenue	\$2,000	\$739	\$3,000
Ongoing Sales Tax Revenue	\$10,000	\$8,000	\$18,000
Total Benefits to State & Region	\$1,025,000	\$754,000	\$1,779,000
Discounted Total Benefits (2%)	\$1,025,000	\$754,000	\$1,779,000

May not sum to total due to rounding.

T4

TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$1,678,000	\$19,000	90:1
State	\$101,000	\$19,000	5:1
Grand Total	\$1,779,000	\$38,000	47:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

Gascon Family Vineyards, LLC
20 Courtenay Circle
Pittsford, NY 14534

PROJECT LOCATION:

187 Mendon Ionia Road
Honeoye Falls, NY 14472

PROJECT SUMMARY:

Gascon Family Vineyards, LLC is a new winery located in Honeoye Falls. After planting in 2019, they are now preparing for their first harvest in 2021. They will be building a new production facility which will include a tasting room for customers to taste and purchase product. The tasting room will account for 21% of the building expenses, with the remaining 79% for processing and production. The applicant is seeking a real property tax abatement as well as sales and mortgage recording tax exemptions. The \$831,350 project is projected to create 6 FTEs over three years. The cost to benefit ratio is 54:1.

PROJECT AMOUNT:

\$831,350 Lease/Leaseback with Abatement
\$31,580 Sales Tax Exemption
\$5,011 Mortgage Recording Tax Exemption

JOBS: EXISTING:

0 FTEs

NEW:

6 FTEs

REQUIREMENT:

1 FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

54:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Gascon Family Vineyards, LLC

Prepared by COMIDA using InformAnalytics

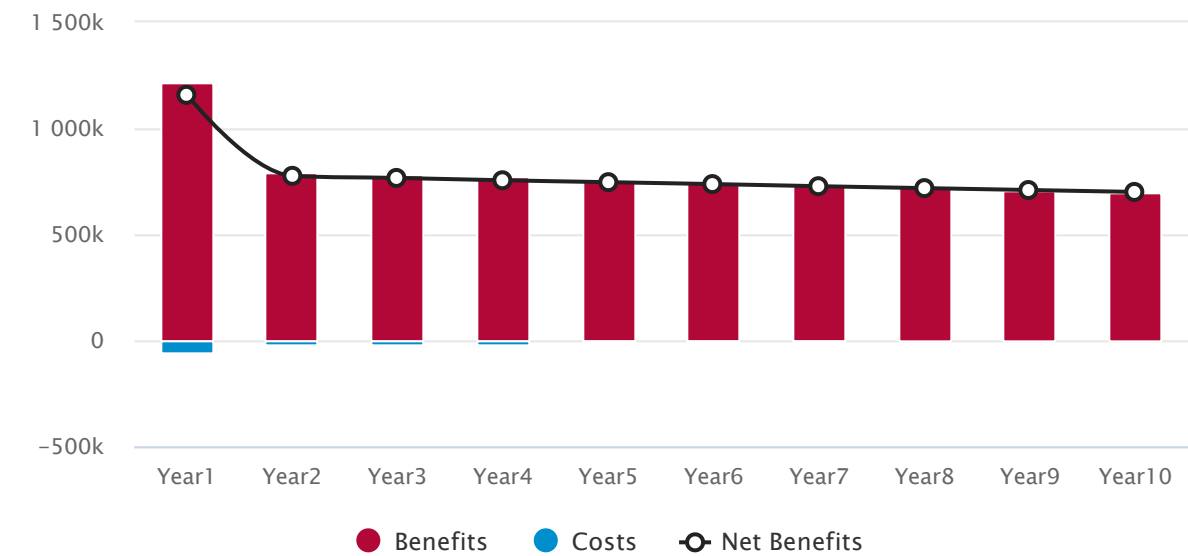
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Gascon Family Vineyards, LLC	\$831.4 Thousand	187 Mendon Ionia Road, honeoye FALLS	10 Years

F1 FIGURE 1

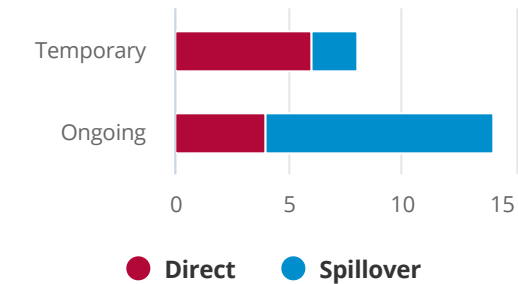
Discounted* Net Benefits for Gascon Family Vineyards, LLC by Year

Total Net Benefits: \$7,791,000



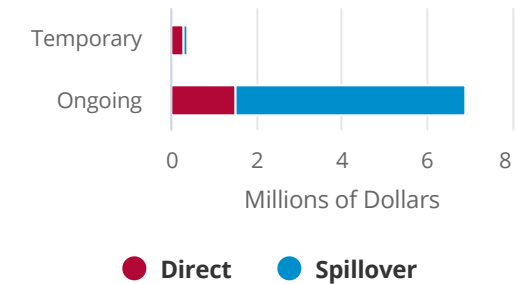
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Gascon Family Vineyards, LLC proposes to invest \$831.4 thousand at 187 Mendon Ionia Road, honeoye FALLS over 10 years. COMIDA staff summarize the proposed with the following: Production facility for vineyard

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
New Construction	\$786,000
OTHER SPENDING	
FF&E	\$45,000
Total Investments	\$831,000
Discounted Total (2%)	\$831,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Gascon Family Vineyards, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$116,000	\$110,000
Sales Tax Exemption	\$31,000	\$31,000
Mortgage Recording Tax Exemption	\$5,000	\$5,000
Total Costs	\$152,000	\$146,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$2,116,000	\$6,018,000	\$8,134,000
To Private Individuals	\$1,950,000	\$5,944,000	\$7,894,000
Temporary Payroll	\$290,000	\$92,000	\$382,000
Ongoing Payroll	\$1,660,000	\$5,852,000	\$7,512,000
To the Public	\$166,000	\$74,000	\$240,000
Property Tax Revenue	\$141,000	N/A	\$141,000
Temporary Sales Tax Revenue	\$4,000	\$1,000	\$5,000
Ongoing Sales Tax Revenue	\$21,000	\$73,000	\$93,000
STATE BENEFITS	\$112,000	\$367,000	\$479,000
To the Public	\$112,000	\$367,000	\$479,000
Temporary Income Tax Revenue	\$13,000	\$4,000	\$17,000
Ongoing Income Tax Revenue	\$74,000	\$287,000	\$362,000
Temporary Sales Tax Revenue	\$4,000	\$1,000	\$5,000
Ongoing Sales Tax Revenue	\$21,000	\$74,000	\$95,000
Total Benefits to State & Region	\$2,228,000	\$6,385,000	\$8,613,000
Discounted Total Benefits (2%)	\$2,079,000	\$5,858,000	\$7,937,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$7,496,000	\$129,000	58:1
State	\$441,000	\$17,000	25:1
Grand Total	\$7,937,000	\$146,000	54:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

275 Wiregrass Parkway LLC
PO Box 230
Henrietta, NY 14467

PROJECT LOCATION:

275 Wiregrass Parkway
West Henrietta, NY 14586

PROJECT SUMMARY:

275 Wiregrass Parkway LLC, a real estate holding company, is constructing a new 101,000 SF facility on 10+/- acres in Henrietta for its tenant Premier Packaging Corporation. Premier Packing Corporation is a key supplier of paper board packaging to some of the country's largest digital photo finishing, food packaging, and medical device companies. Premier Packaging also markets and manufactures packaging and printing that utilizes security features, including patented security technologies to protect valuable information from unauthorized scanning, copying, and digital imaging. The \$8.7 million project is expected to create 20 new FTE's in three years. The applicant is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 20:1.

PROJECT AMOUNT:

\$8,700,000 Lease/Leaseback with Abatement
\$403,600 Sales Tax Exemption
\$63,750 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

52	FTEs
20	FTEs
6	FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

20:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for 275 Wiregrass Parkway LLC

Prepared by COMIDA using InformAnalytics

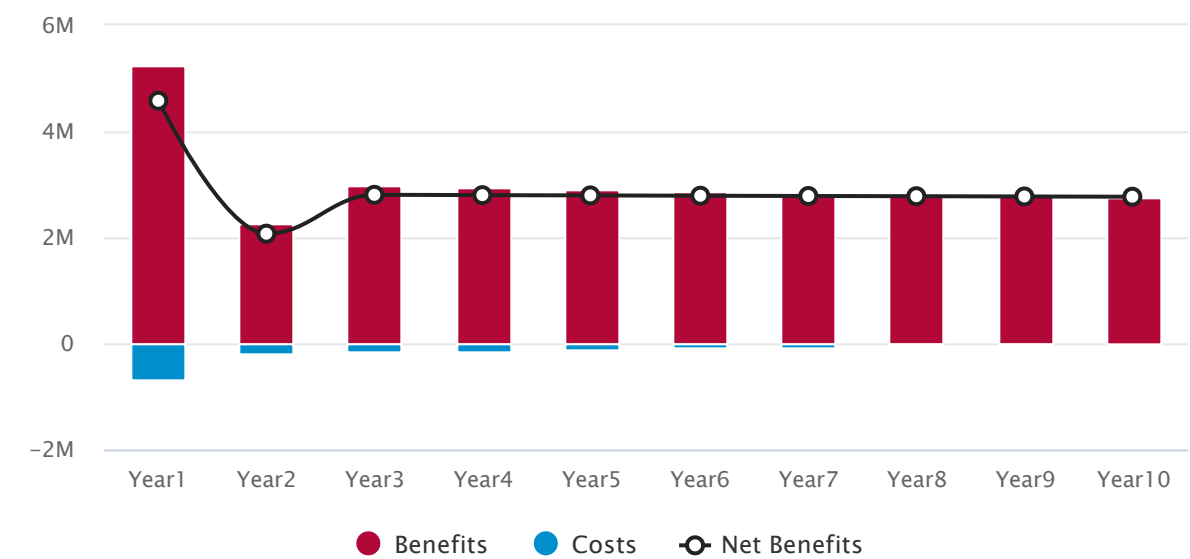
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
275 Wiregrass Parkway, LLC	\$8.7 Million	275 Wiregrass Parkway, West Henrietta, NY 14586	10 Years

F1 FIGURE 1

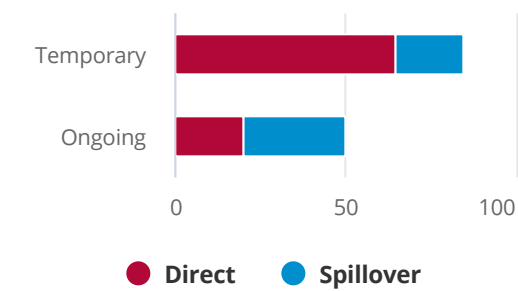
Discounted* Net Benefits for 275 Wiregrass Parkway LLC by Year

Total Net Benefits: \$28,914,000



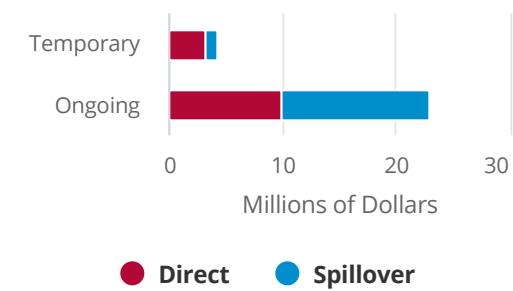
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

275 Wiregrass Parkway, LLC proposes to invest \$8.7 million at 275 Wiregrass Parkway, West Henrietta, NY 14586 over 10 years. COMIDA staff summarize the proposed with the following: New building for Premier Packaging Corp

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Building	\$8,625,000
OTHER SPENDING	
Soft Costs	\$75,000
	\$0
Total Investments	\$8,700,000
Discounted Total (2%)	\$8,700,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for 275 Wiregrass Parkway, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,113,000	\$1,057,000
Sales Tax Exemption	\$397,000	\$397,000
Mortgage Recording Tax Exemption	\$64,000	\$64,000
Total Costs	\$1,573,000	\$1,517,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$15,515,000	\$15,623,000	\$31,138,000
To Private Individuals	\$13,981,000	\$15,431,000	\$29,412,000
Temporary Payroll	\$3,181,000	\$1,006,000	\$4,187,000
Ongoing Payroll	\$10,800,000	\$14,425,000	\$25,225,000
To the Public	\$1,534,000	\$192,000	\$1,726,000
Property Tax Revenue	\$1,360,000	N/A	\$1,360,000
Temporary Sales Tax Revenue	\$40,000	\$13,000	\$52,000
Ongoing Sales Tax Revenue	\$134,000	\$179,000	\$314,000
STATE BENEFITS	\$859,000	\$941,000	\$1,800,000
To the Public	\$859,000	\$941,000	\$1,800,000
Temporary Income Tax Revenue	\$142,000	\$48,000	\$191,000
Ongoing Income Tax Revenue	\$540,000	\$697,000	\$1,237,000
Temporary Sales Tax Revenue	\$40,000	\$13,000	\$53,000
Ongoing Sales Tax Revenue	\$137,000	\$183,000	\$319,000
Total Benefits to State & Region	\$16,374,000	\$16,564,000	\$32,938,000
Discounted Total Benefits (2%)	\$15,300,000	\$15,131,000	\$30,431,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$28,775,000	\$1,296,000	22:1
State	\$1,656,000	\$221,000	7:1
Grand Total	\$30,431,000	\$1,517,000	20:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

10 Winthrop Street, LLC
1657 East Avenue
Rochester, NY 14610

TENANT/PROJECT LOCATION:

RDG+ Partners CPAs, PLLC
10 Winthrop Street
Rochester, NY 14607

PROJECT SUMMARY:

10 Winthrop Street, LLC, a real estate holding company, is purchasing and renovating the building at 10 Winthrop Street in the City of Rochester. The anchor tenant in the building closed several years ago and that portion of the building has remained vacant. The applicant is requesting a custom property tax abatement which is supported by the City of Rochester. RDG+ Partners CPAs, PLLC is proposing to occupy the vacant space. RDG+ plans to relocate 50 FTE's and create 8 new FTE's. RDG+ is seeking a sales tax exemption on construction materials, and furniture, fixtures, and equipment. The applicant is seeking a custom real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 179:1.

PROJECT AMOUNT:

\$7,106,220 Lease/Leaseback with Abatement
\$170,150 Sales Tax Exemption
\$35,625 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

15	FTEs
58	FTEs
8	FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

179:1

SEQR:

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY:

LOCAL TAX JURISDICTION SPONSORED PILOT

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for 10 Winthrop Street, LLC

Prepared by COMIDA using InformAnalytics

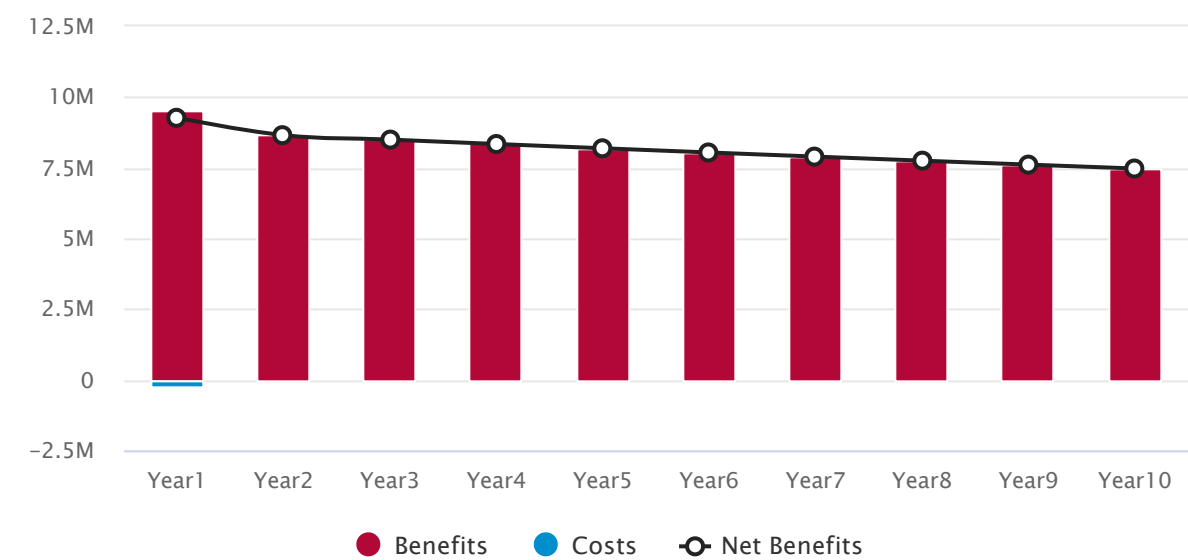
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
10 Winthrop Street, LLC	\$7.2 Million	10 Winthrop Street, Rochester, NY 14607	10 Years

F1 FIGURE 1

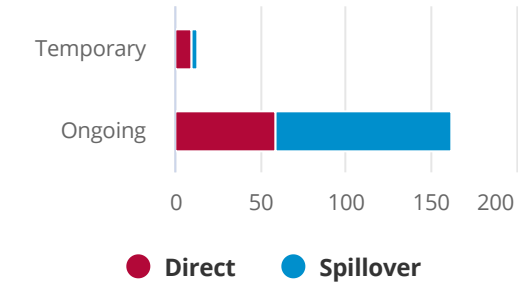
Discounted* Net Benefits for 10 Winthrop Street, LLC by Year

Total Net Benefits: \$81,683,000



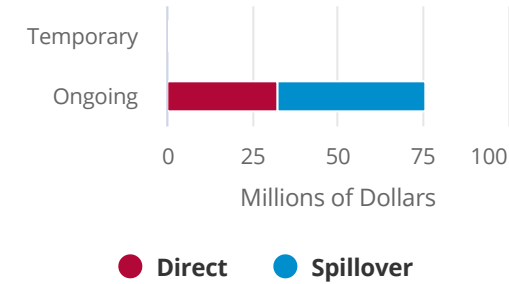
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

10 Winthrop Street, LLC proposes to invest \$7.2 million at 10 Winthrop Street, Rochester, NY 14607 over 10 years. COMIDA staff summarize the proposed with the following: Renovation of the property located at 10 Winthrop Street.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
ST&MRT	\$1,277,000
RD&G ST	\$0
OTHER SPENDING	
Building	\$4,000,000
Soft costs	\$229,000
FF&E	\$200,000
Materials	\$750,000
labor	\$750,000
Total Investments	\$7,206,000
Discounted Total (2%)	\$7,206,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for 10 Winthrop Street, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$261,000	\$248,000
Sales Tax Exemption	\$177,000	\$177,000
Mortgage Recording Tax Exemption	\$36,000	\$36,000
Total Costs	\$473,000	\$460,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$36,636,000	\$47,888,000	\$84,524,000
To Private Individuals	\$35,871,000	\$47,299,000	\$83,170,000
Temporary Payroll	\$471,000	\$149,000	\$620,000
Ongoing Payroll	\$35,400,000	\$47,150,000	\$82,550,000
To the Public	\$765,000	\$589,000	\$1,354,000
Property Tax Revenue	\$319,000	N/A	\$319,000
Temporary Sales Tax Revenue	\$6,000	\$2,000	\$8,000
Ongoing Sales Tax Revenue	\$440,000	\$587,000	\$1,027,000
STATE BENEFITS	\$2,245,000	\$2,795,000	\$5,040,000
To the Public	\$2,245,000	\$2,795,000	\$5,040,000
Temporary Income Tax Revenue	\$21,000	\$7,000	\$28,000
Ongoing Income Tax Revenue	\$1,769,000	\$2,189,000	\$3,959,000
Temporary Sales Tax Revenue	\$6,000	\$2,000	\$8,000
Ongoing Sales Tax Revenue	\$448,000	\$597,000	\$1,045,000
Total Benefits to State & Region	\$38,881,000	\$50,683,000	\$89,564,000
Discounted Total Benefits (2%)	\$35,693,000	\$46,450,000	\$82,143,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$77,522,000	\$359,000	216:1
State	\$4,621,000	\$101,000	46:1
Grand Total	\$82,143,000	\$460,000	179:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

39 Jet View Drive, LLC
31 Jetview Dr.
Rochester, NY 14624

PROJECT LOCATION:

39 Jet View Dr.
Rochester, NY 14624

PROJECT SUMMARY:

39 Jet View Drive, LLC, a real estate holding company, is constructing a 52,500 sq. ft. building for its tenant Sydor Optics. Sydor Optics is a 57 year old manufacturer of precision optical substrates which are used in many different industries, including aerospace, military, life sciences, semiconductor, entertainment, telecommunications and high power laser labs. Sydor Optics is increasing manufacturing at its current location and needs to relocate its 5,000 sq. ft. warehouse to 39 Jetview Drive. Sydor anticipates creating 8 new jobs in addition to its current 82 FTE's in this two phased project. Total project costs are \$3.1 million. This first phase of the project is \$2.3 million and is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 12:1.

PROJECT AMOUNT:

\$3,133,414 Total Project - Lease/Leaseback w/ Abatement
\$2,383,413 – Phase 1
\$104,189 Sales Tax Exemption
\$17,876 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

82	FTEs
8	FTEs
8	FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

12:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for 39 Jet View Drive LLC

Prepared by COMIDA using InformAnalytics

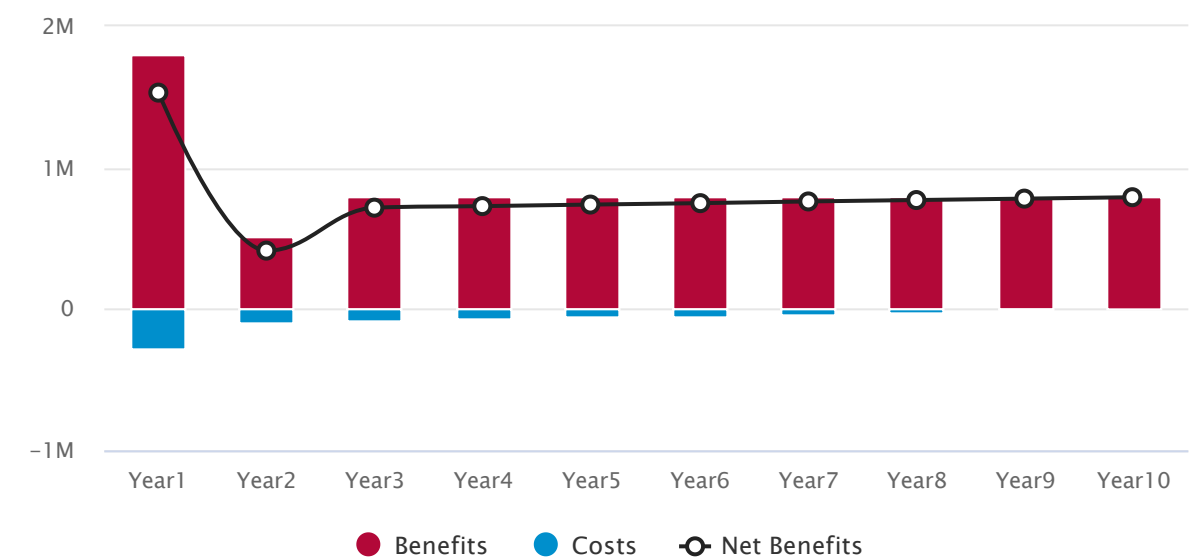
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
39 Jet View Drive LLC	\$3.1 Million	39 Jet view Drive, Rochester, NY 14624	10 Years

F1 FIGURE 1

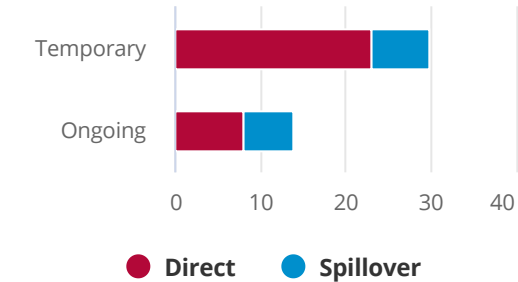
Discounted* Net Benefits for 39 Jet View Drive LLC by Year

Total Net Benefits: \$7,982,000



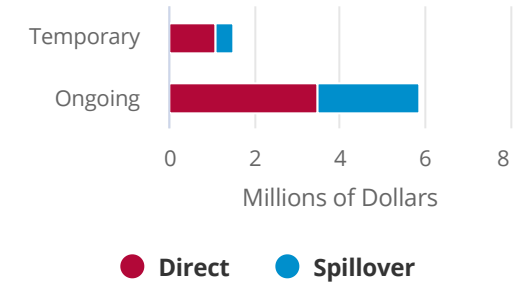
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

39 Jet View Drive LLC proposes to invest \$3.1 million at 39 Jet view Drive, Rochester, NY 14624 over 10 years. COMIDA staff summarize the proposed with the following: new building

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Sydor	\$3,067,000
OTHER SPENDING	
engineering	\$28,000
architectual	\$39,000
Total Investments	\$3,133,000
Discounted Total (2%)	\$3,133,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for 39 Jet View Drive LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$565,000	\$537,000
Sales Tax Exemption	\$139,000	\$139,000
Mortgage Recording Tax Exemption	\$24,000	\$24,000
Total Costs	\$727,000	\$699,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$5,790,000	\$3,070,000	\$8,859,000
To Private Individuals	\$5,036,000	\$3,032,000	\$8,068,000
Temporary Payroll	\$1,131,000	\$358,000	\$1,489,000
Ongoing Payroll	\$3,905,000	\$2,674,000	\$6,579,000
To the Public	\$754,000	\$38,000	\$791,000
Property Tax Revenue	\$691,000	N/A	\$691,000
Temporary Sales Tax Revenue	\$14,000	\$4,000	\$19,000
Ongoing Sales Tax Revenue	\$49,000	\$33,000	\$82,000
STATE BENEFITS	\$302,000	\$179,000	\$481,000
To the Public	\$302,000	\$179,000	\$481,000
Temporary Income Tax Revenue	\$51,000	\$17,000	\$68,000
Ongoing Income Tax Revenue	\$187,000	\$124,000	\$311,000
Temporary Sales Tax Revenue	\$14,000	\$5,000	\$19,000
Ongoing Sales Tax Revenue	\$49,000	\$34,000	\$83,000
Total Benefits to State & Region	\$6,092,000	\$3,249,000	\$9,341,000
Discounted Total Benefits (2%)	\$5,699,000	\$2,981,000	\$8,681,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$8,236,000	\$621,000	13:1
State	\$444,000	\$78,000	6:1
Grand Total	\$8,681,000	\$699,000	12:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

30 West Broad Street, LLC
15 Fairhaven Rd
Rochester, NY 14610

PROJECT LOCATION:

30 West Broad St
Rochester, NY 14614

PROJECT SUMMARY:

30 West Broad Street served as Rochester's City Hall for over a century and is included on the National Historic Register. The building is 45% vacant. The building will be converted from the existing commercial office to a mixed use structure with thirty (30) market rate and affordable apartments, preserving and relocating existing tenants within the building. The conversion plan will also create an opportunity zone incubator for small businesses. This project anticipates to create 7 FTE's in addition to the 100 FTE's currently in the building. The \$10.6 million project is seeking sales and mortgage recording tax exemptions. The project will be utilizing the CUE program through the City of Rochester. The cost benefit ratio is 16:1.

PROJECT AMOUNT:

\$10,670,000
\$420,800 Sales Tax Exemption
\$37,500 Mortgage Recording Tax Exemption

JOBS: EXISTING:
NEW:

100	FTEs
7	FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

16:1

SEQR:

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for 30 West Broad Street, LLC

Prepared by COMIDA using InformAnalytics

Executive Summary

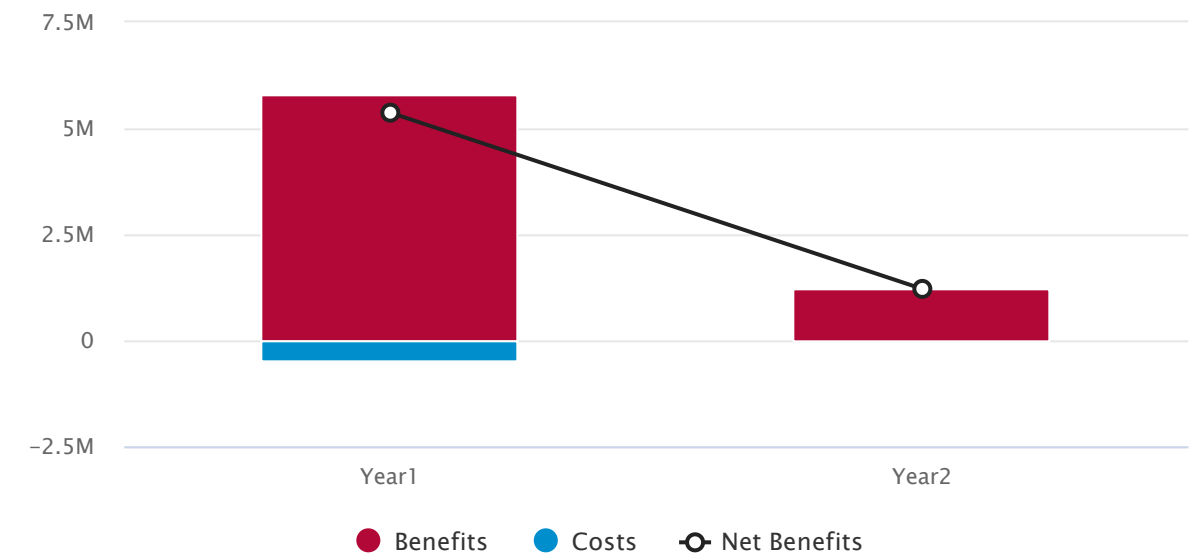
INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
30 West Broad Street, LLC	\$10.7 Million	30 West Broad Street, Rochester, NY 14614	2 Years

F1

FIGURE 1

Discounted* Net Benefits for 30 West Broad Street, LLC by Year

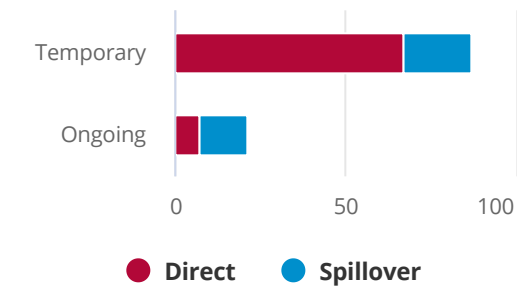
Total Net Benefits: \$6,582,000



F2

FIGURE 2

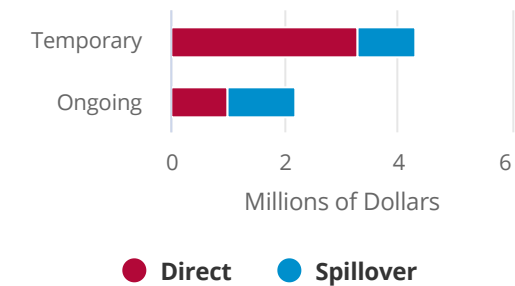
Total Jobs



F3

FIGURE 3

Total Payroll



Proposed Investment

30 West Broad Street, LLC proposes to invest \$10.7 million at 30 West Broad Street, Rochester, NY 14614 over 2 years.

COMIDA staff summarize the proposed with the following: Renovation of Old City Hall Building

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
ST & MRT	\$8,820,000
OTHER SPENDING	
labor	\$10,000
FF&E	\$40,000
Building	\$400,000
Soft Costs	\$200,000
Environment	\$500,000
INT/Hold/HTC	\$700,000
Total Investments	\$10,670,000
Discounted Total (2%)	\$10,670,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 2 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for 30 West Broad Street, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$416,000	\$416,000
Mortgage Recording Tax Exemption	\$38,000	\$38,000
Total Costs	\$453,000	\$453,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$4,356,000	\$2,312,000	\$6,668,000
To Private Individuals	\$4,303,000	\$2,283,000	\$6,586,000
Temporary Payroll	\$3,253,000	\$1,029,000	\$4,282,000
Ongoing Payroll	\$1,050,000	\$1,254,000	\$2,304,000
To the Public	\$54,000	\$28,000	\$82,000
Temporary Sales Tax Revenue	\$40,000	\$13,000	\$53,000
Ongoing Sales Tax Revenue	\$13,000	\$16,000	\$29,000
STATE BENEFITS	\$255,000	\$136,000	\$391,000
To the Public	\$255,000	\$136,000	\$391,000
Temporary Income Tax Revenue	\$146,000	\$49,000	\$195,000
Ongoing Income Tax Revenue	\$55,000	\$58,000	\$113,000
Temporary Sales Tax Revenue	\$41,000	\$13,000	\$54,000
Ongoing Sales Tax Revenue	\$13,000	\$16,000	\$29,000
Total Benefits to State & Region	\$4,611,000	\$2,448,000	\$7,059,000
Discounted Total Benefits (2%)	\$4,600,000	\$2,435,000	\$7,035,000

May not sum to total due to rounding.

T4

TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$6,645,000	\$231,000	29:1
State	\$390,000	\$222,000	2:1
Grand Total	\$7,035,000	\$453,000	16:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

Kodak Light Blocking New Materials, LLC
343 State Street
Rochester, NY 14650

PROJECT ADDRESS:

Eastman Business Park
100 Latona Road (Bldg. 82 and Bldg. 319)
Rochester, NY 14652

PROJECT SUMMARY:

Kodak Light Blocking New Materials, LLC (Kodak Light) is a newly formed entity by Kodak to further develop the commercialization of proprietary light blocking technologies. The process involves environmentally innovative coating of textiles and has various domestic, military and healthcare applications. Kodak Light proposes to renovate vacant Eastman Business Park buildings in the Town of Greece. The project development will be in 5 phases. This request reflects phases 1 & 2. Kodak Light expects to create 39 FTE's over the next 3 years. The \$4.2 million project is seeking a sales tax exemption on construction materials and other taxable purchases. The benefit to incentive ratio is 103:1

PROJECT AMOUNT:

\$4,175,203

EXEMPTIONS:

\$186,768 – Sales Tax Exemption

JOBS: EXISTING:

6 FTEs

NEW:

39 FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

103:1

SEQR:

TYPE II ACTION UNDER SEQR SECTION 617.5

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Kodak Light Blocking New Materials, LLC

Prepared by COMIDA using InformAnalytics

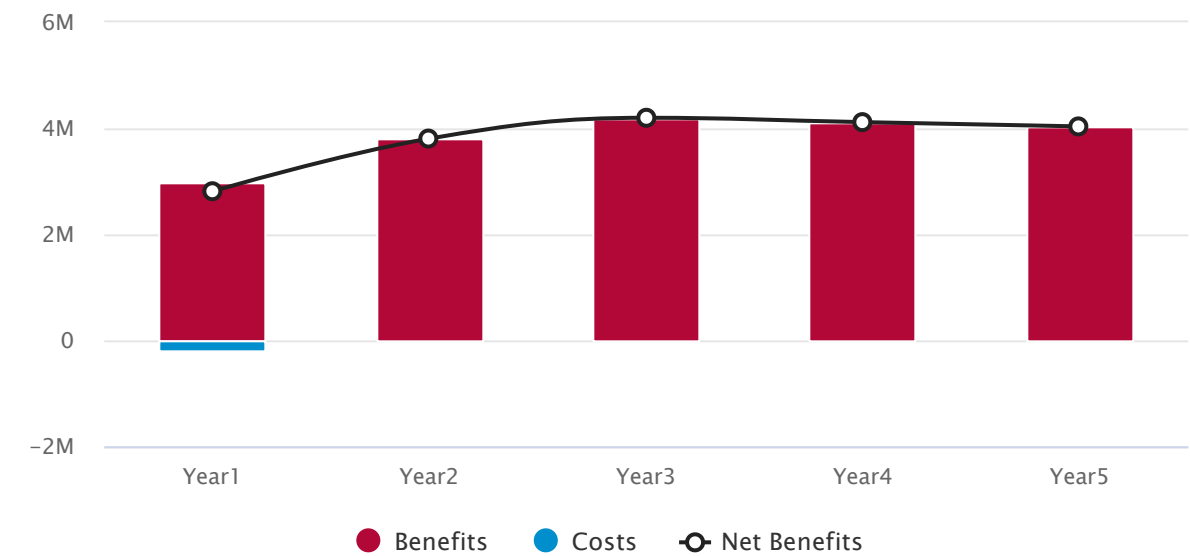
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Kodak Light Blocking New Materials, LLC	\$4.2 Million	100 Latona Rd., Rochester, NY 14652	5 Years

F1 FIGURE 1

Discounted* Net Benefits for Kodak Light Blocking New Materials, LLC by Year

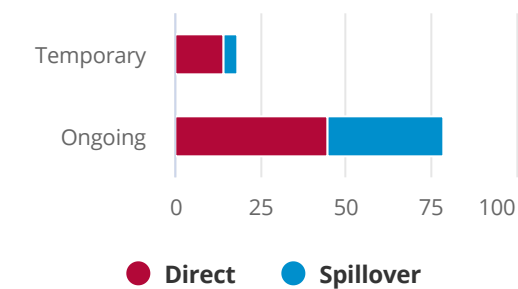
Total Net Benefits: \$18,973,000



Discounted at 2%

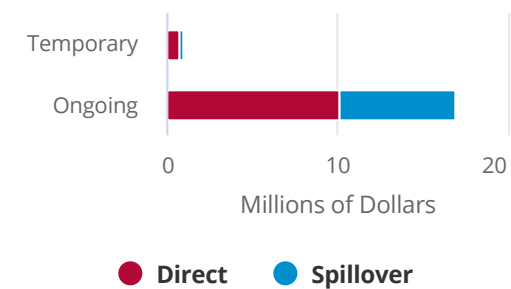
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Kodak Light Blocking New Materials, LLC proposes to invest \$4.2 million at 100 Latona Rd., Rochester, NY 14652 over 5 years. COMIDA staff summarize the proposed with the following: Development and commercialization of proprietary light blocking technology.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Renovation	\$1,846,000
OTHER SPENDING	
Non Manufacturing Equipment	\$742,000
Manufacturing Equipment	\$1,102,000
Furniture and Fixtures	\$485,000
Total Investments	\$4,175,000
Discounted Total (2%)	\$4,175,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 5 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Kodak Light Blocking New Materials, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$185,000	\$185,000
Total Costs	\$185,000	\$185,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$11,381,000	\$7,484,000	\$18,865,000
To Private Individuals	\$11,241,000	\$7,392,000	\$18,633,000
Temporary Payroll	\$681,000	\$215,000	\$896,000
Ongoing Payroll	\$10,560,000	\$7,176,000	\$17,737,000
To the Public	\$140,000	\$92,000	\$232,000
Temporary Sales Tax Revenue	\$8,000	\$3,000	\$11,000
Ongoing Sales Tax Revenue	\$131,000	\$89,000	\$221,000
STATE BENEFITS	\$680,000	\$444,000	\$1,124,000
To the Public	\$680,000	\$444,000	\$1,124,000
Temporary Income Tax Revenue	\$30,000	\$10,000	\$41,000
Ongoing Income Tax Revenue	\$507,000	\$340,000	\$847,000
Temporary Sales Tax Revenue	\$9,000	\$3,000	\$11,000
Ongoing Sales Tax Revenue	\$134,000	\$91,000	\$225,000
Total Benefits to State & Region	\$12,061,000	\$7,928,000	\$19,988,000
Discounted Total Benefits (2%)	\$11,566,000	\$7,592,000	\$19,158,000

May not sum to total due to rounding.

T4

TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$18,081,000	\$92,000	197:1
State	\$1,077,000	\$93,000	12:1
Grand Total	\$19,158,000	\$185,000	103:1

May not sum to total due to rounding.
* Discounted at 2%

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APPLICATION SUMMARY

DATE: April 20, 2021

APPLICANT:

Forge Metal Finishing, Inc.
383 Buell Road
Rochester, NY 14624

PROJECT LOCATION:

383 Buell Road
Rochester, NY 14624

PROJECT SUMMARY:

Forge Metal Finishing, Inc (Forge Metal) a metal finishing company servicing the medical, aerospace, machining and food industries, is constructing a 5,000 sq. ft. addition to their 9,000 sq. ft. production facility in the Town of Gates. The expansion to the facility will align with projected demand. Forge Metal expects to create 7 FTEs over the next 3 years. The \$1.2 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemptions. The cost benefit ratio is 176:1.

PROJECT AMOUNT:

\$1,150,000 Lease/Leaseback with Abatement
\$46,000 Sales Tax Exemption
\$8,625 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

26	FTEs
7	FTEs
3	FTEs

PUBLIC HEARING DATE:

April 15, 2021

BENEFIT TO INCENTIVE RATIO:

176:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Forge Metal Finishing, Inc.

Prepared by COMIDA using InformAnalytics

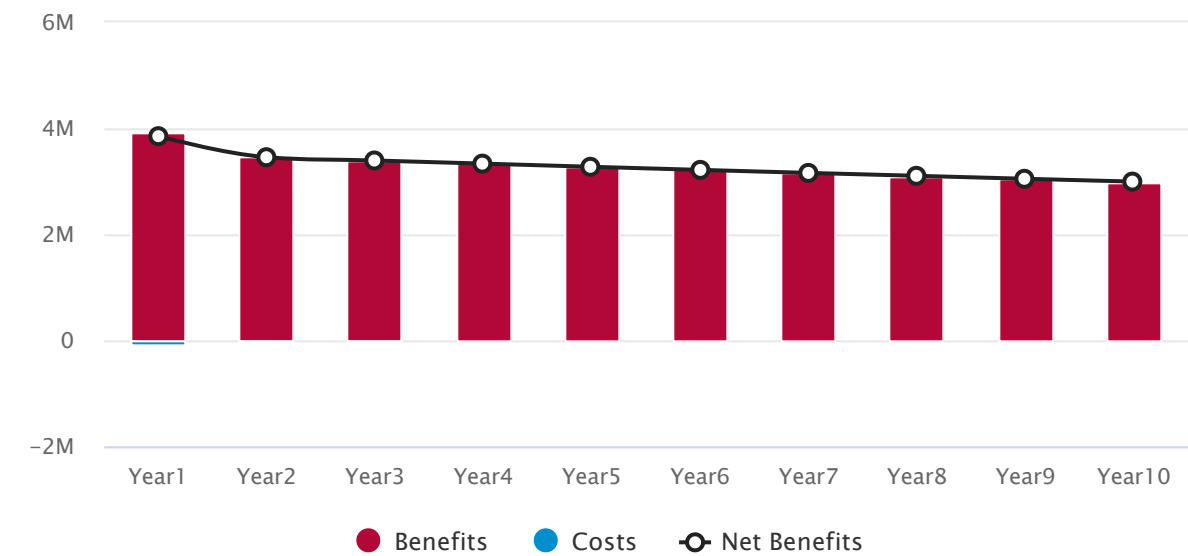
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Forge Metal Finishing, Inc.	\$1.2 Million	383 Buell Rd., Rochester, NY 14624	10 Years

F1 FIGURE 1

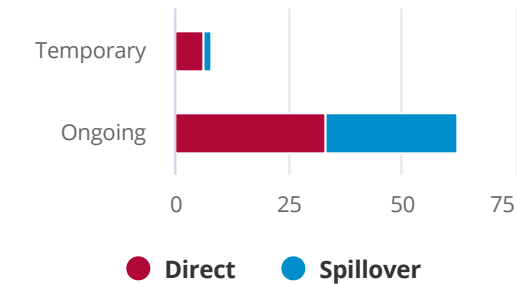
Discounted* Net Benefits for Forge Metal Finishing, Inc. by Year

Total Net Benefits: \$32,830,000



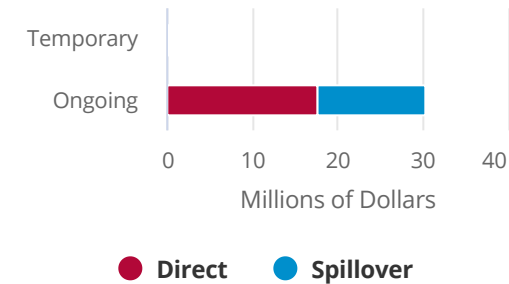
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Forge Metal Finishing, Inc. proposes to invest \$1.2 million at 383 Buell Rd., Rochester, NY 14624 over 10 years. COMIDA staff summarize the proposed with the following: Construction of a 5,000 square foot addition to the existing manufacturing facility.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Construction	\$750,000
OTHER SPENDING	
Manufacturing Equipment	\$350,000
Furniture & Fixtures	\$25,000
Soft Costs	\$25,000
Total Investments	\$1,150,000
Discounted Total (2%)	\$1,150,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Forge Metal Finishing, Inc..

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$138,000	\$131,000
Sales Tax Exemption	\$47,000	\$47,000
Mortgage Recording Tax Exemption	\$9,000	\$9,000
Total Costs	\$194,000	\$187,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$19,912,000	\$14,069,000	\$33,981,000
To Private Individuals	\$19,501,000	\$13,896,000	\$33,397,000
Temporary Payroll	\$277,000	\$88,000	\$364,000
Ongoing Payroll	\$19,224,000	\$13,809,000	\$33,033,000
To the Public	\$412,000	\$173,000	\$584,000
Property Tax Revenue	\$169,000	N/A	\$169,000
Temporary Sales Tax Revenue	\$3,000	\$1,000	\$5,000
Ongoing Sales Tax Revenue	\$239,000	\$172,000	\$411,000
STATE BENEFITS	\$1,182,000	\$822,000	\$2,003,000
To the Public	\$1,182,000	\$822,000	\$2,003,000
Temporary Income Tax Revenue	\$12,000	\$4,000	\$17,000
Ongoing Income Tax Revenue	\$923,000	\$641,000	\$1,564,000
Temporary Sales Tax Revenue	\$4,000	\$1,000	\$5,000
Ongoing Sales Tax Revenue	\$243,000	\$175,000	\$418,000
Total Benefits to State & Region	\$21,094,000	\$14,891,000	\$35,985,000
Discounted Total Benefits (2%)	\$19,366,000	\$13,651,000	\$33,017,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$31,180,000	\$160,000	194:1
State	\$1,837,000	\$27,000	69:1
Grand Total	\$33,017,000	\$187,000	176:1

May not sum to total due to rounding.
* Discounted at 2%

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