



County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: August 18, 2020

APPLICANT:

Signs Now of Rochester, Inc. d/b/a Image360 Rochester
275 Marketplace Drive
Rochester, NY 14623

PROJECT ADDRESS:

128 Lexington Avenue
Rochester, New York 14606

PROJECT SUMMARY:

Signs Now of Rochester, Inc. d/b/a Image360 Rochester is a commercial sign business that has been operating for 21 years. Signs Now has been able to expand with the ever-changing technology in the print industry. The business is relocating to the City of Rochester and adding new software that will streamline the production process and enable them to reach new markets by creating an e-commerce site. Signs Now will have more national projects for clients that have corporate headquarters based in Western NY. The predicted revenue growth will allow for the addition of three to five employees within the next five years. The applicant is seeking approval of sales tax exemptions on the \$110,594 project. The Benefit/Incentive ratio is 42:1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$110,594 – Sales Tax Exemptions Only
\$8,005

PUBLIC HEARING DATE:

N/A

BENEFIT TO INCENTIVE RATIO:

42 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Signs Now of Rochester, inc d/b/a Image 360 Rochester

Prepared by COMIDA using InformAnalytics

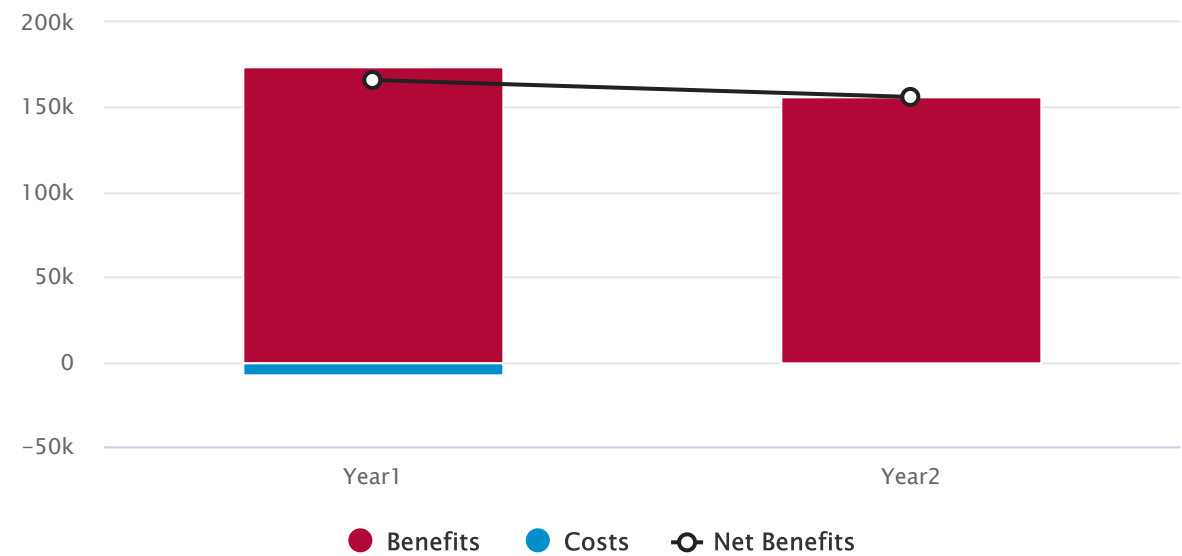
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Signs Now of Rochester, Inc	\$110.6 Thousand	1128 Lexington Avenue, Rochester 14606	2 Years

F1 FIGURE 1

Discounted* Net Benefits for Signs Now of Rochester, inc d/b/a Image 360 Rochester by Year

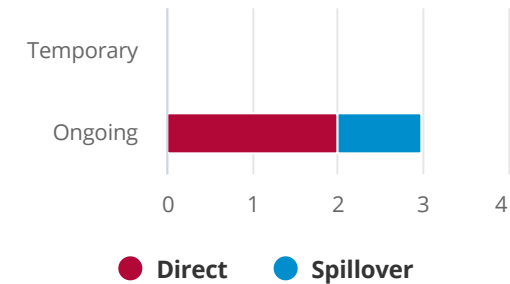
Total Net Benefits: \$322,000



Discounted at 2%

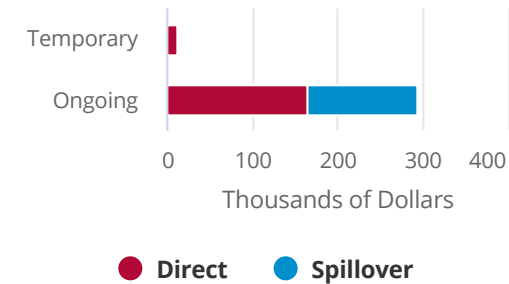
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Signs Now of Rochester, Inc proposes to invest \$110.6 thousand at 1128 Lexington Avenue, Rochester 14606 over 2 years.
COMIDA staff summarize the proposed with the following: Relocation to the City of Rochester

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Renovation and equipping of new space in the City of Rochester	\$29,000
OTHER SPENDING	
Non manufacturing equip	\$27,000
FFE	\$27,000
Manufacturing Equip	\$11,000
signs	\$8,000
Moving	\$8,000
Total Investments	\$111,000
Discounted Total (2%)	\$111,000

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 Signs Now of Rochester, Inc.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$8,000	\$8,000
Total Costs	\$8,000	\$8,000

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	\$179,000	\$136,000	\$315,000
To Private Individuals	\$177,000	\$134,000	\$311,000
Temporary Payroll	\$11,000	\$3,000	\$14,000
Ongoing Payroll	\$166,000	\$131,000	\$297,000
To the Public	\$2,000	\$2,000	\$4,000
Temporary Sales Tax Revenue	\$135	\$43	\$177
Ongoing Sales Tax Revenue	\$2,000	\$2,000	\$4,000
STATE BENEFITS	\$10,000	\$8,000	\$18,000
To the Public	\$10,000	\$8,000	\$18,000
Temporary Income Tax Revenue	\$485	\$164	\$649
Ongoing Income Tax Revenue	\$7,000	\$6,000	\$14,000
Temporary Sales Tax Revenue	\$137	\$43	\$180
Ongoing Sales Tax Revenue	\$2,000	\$2,000	\$4,000
Total Benefits to State & Region	\$190,000	\$144,000	\$333,000
Discounted Total Benefits (2%)	\$188,000	\$142,000	\$330,000

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	\$312,000	\$4,000	79:1
State	\$18,000	\$4,000	4:1
Grand Total	\$330,000	\$8,000	42:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: August 18, 2020

APPLICANT:

Weld Works LLC
75 Bernar Park
Rochester, NY 14624

PROJECT SUMMARY:

Weld Works LLC, located in the Town of Gates, is a full-service design and metal fabrication company. Weld Works LLC is proposing to purchase a 2020 Ram 5500 utility service truck, due to their continued growth. The \$52,000 project is projected to create 2 new FTEs, while current employment is 4. Weld Works LLC has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sale tax exemption through COMIDA. The Benefit/Incentive ratio is 45:1

PROJECT AMOUNT:

\$52,000 – Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$4,160

JOBS: EXISTING:

4 FTEs

NEW:

2 FTEs

**GREATREBATE
REQUIREMENT:**

2 FTEs

**BENEFIT TO INCENTIVE
RATIO:**

45 : 1

SEQR:

Type II Action under SEQR Section 617.5

ELIGIBILITY:

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Weld Works LLC

Prepared by COMIDA using InformAnalytics

Executive Summary

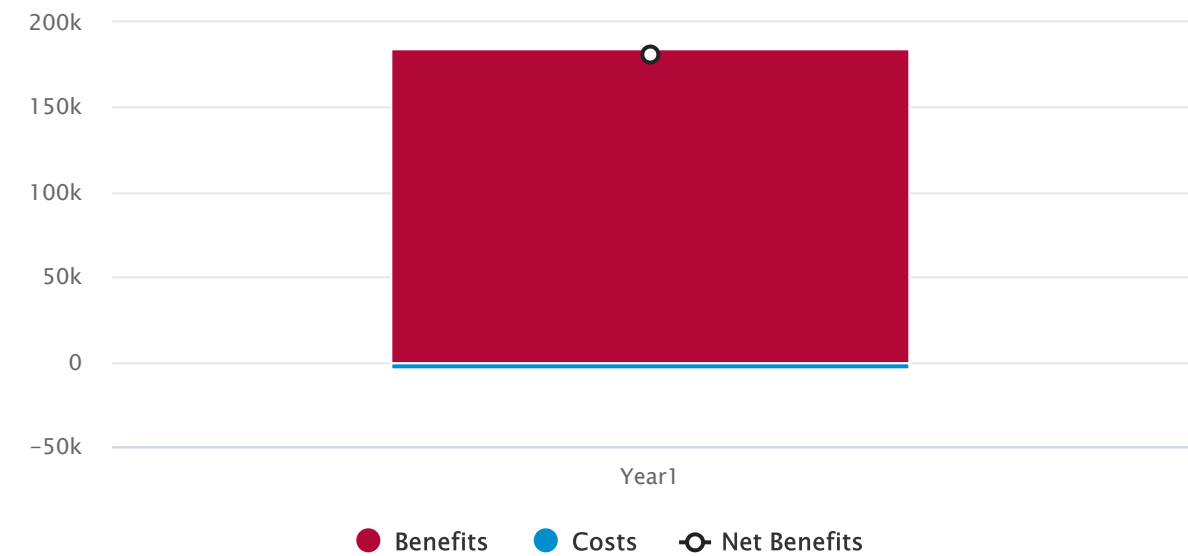
INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Weld Works LLC	\$52.0 Thousand	75 Bermar Park, Rochester, NY 14624	1 Years

F1

FIGURE 1

Discounted* Net Benefits for Weld Works LLC by Year

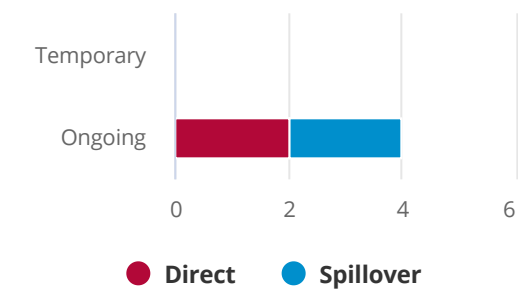
Total Net Benefits: \$181,000



F2

FIGURE 2

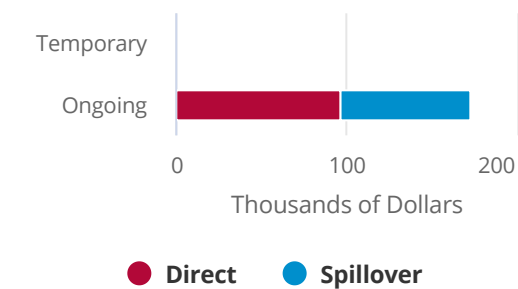
Total Jobs



F3

FIGURE 3

Total Payroll



Proposed Investment

Weld Works LLC proposes to invest \$52.0 thousand at 75 Bermar Park, Rochester, NY 14624 over 1 years. COMIDA staff summarize the proposed with the following: Purchase of a vehicle

T1 TABLE 1

Proposed Investments

Description	Amount
OTHER SPENDING	
Vehicle	\$52,000
Total Investments	\$52,000
Discounted Total (2%)	\$52,000

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 Weld Works LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$4,000	\$4,000
Total Costs	\$4,000	\$4,000

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	\$97,000	\$78,000	\$175,000
To Private Individuals	\$96,000	\$77,000	\$173,000
Ongoing Payroll	\$96,000	\$77,000	\$173,000
To the Public	\$1,000	\$953	\$2,000
Ongoing Sales Tax Revenue	\$1,000	\$953	\$2,000
STATE BENEFITS	\$6,000	\$5,000	\$10,000
To the Public	\$6,000	\$5,000	\$10,000
Ongoing Income Tax Revenue	\$4,000	\$4,000	\$8,000
Ongoing Sales Tax Revenue	\$1,000	\$970	\$2,000
Total Benefits to State & Region	\$103,000	\$82,000	\$185,000
Discounted Total Benefits (2%)	\$103,000	\$82,000	\$185,000

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	\$175,000	\$2,000	86:1
State	\$10,000	\$2,000	5:1
Grand Total	\$185,000	\$4,000	45:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: August 18, 2020

APPLICANT:

Clarkson Renewables, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110

**TENANT & PROJECT
ADDRESS:**

Lake Road
Brockport, New York 14420

PROJECT SUMMARY:

Clarkson Renewables, is proposing the development of a 5 MW (AC), ground-mounted solar energy project on an approximately 39-acre portion of land on the west side of Lake Road in the Town of Clarkson, New York. The project will provide a significant benefit to the local community by enabling residents in the area to participate in a share of a local clean energy project and receive a discount on their electricity bills. The application is seeking approval of sales and mortgage tax exemptions only on the \$8,867,428 project. The Benefit/Incentive ratio is 9:1.

PROJECT AMOUNT:

\$8,867,428 – Sales & Mortgage Tax Exemptions Only
\$486,934 – Sales Tax Exemption

EXEMPTIONS:

\$29,509 – Mortgage Tax Exemption

PUBLIC HEARING DATE:

August 18, 2020

BENEFIT TO INCENTIVE RATIO:

9 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

RENEWABLE ENERGY

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT

Cost-Benefit Analysis for Clarkson Renewables, LLC

Prepared by COMIDA using InformAnalytics

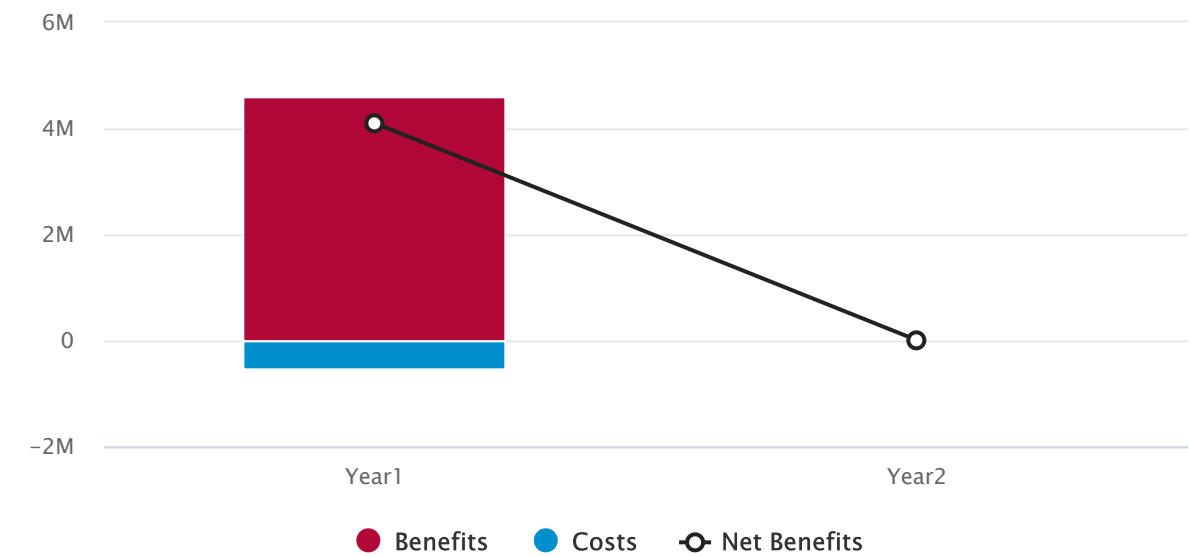
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Clarkson Renewables, LLC	\$8.9 Million	Lake Road, Brockport, NY 14420	2 Years

F1 FIGURE 1

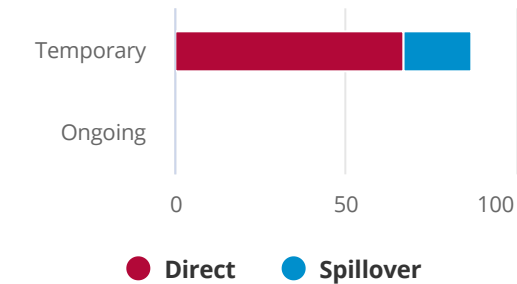
Discounted* Net Benefits for Clarkson Renewables, LLC by Year

Total Net Benefits: \$4,094,000



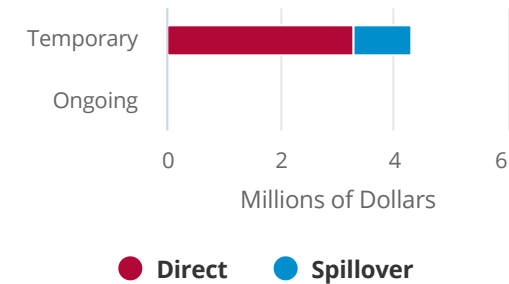
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Clarkson Renewables, LLC proposes to invest \$8.9 million at Lake Road, Brockport, NY 14420 over 2 years. COMIDA staff summarize the proposed with the following: Solar project in the Town of Clarkson.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Clarkson Renewables	\$8,867,000
Total Investments	\$8,867,000
Discounted Total (2%)	\$8,867,000

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 Clarkson Renewables, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$485,000	\$485,000
Mortgage Recording Tax Exemption	\$30,000	\$30,000
Total Costs	\$515,000	\$515,000

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	\$3,311,000	\$1,047,000	\$4,358,000
To Private Individuals	\$3,270,000	\$1,035,000	\$4,305,000
Temporary Payroll	\$3,270,000	\$1,035,000	\$4,305,000
To the Public	\$41,000	\$13,000	\$54,000
Temporary Sales Tax Revenue	\$41,000	\$13,000	\$54,000
STATE BENEFITS	\$188,000	\$63,000	\$251,000
To the Public	\$188,000	\$63,000	\$251,000
Temporary Income Tax Revenue	\$146,000	\$50,000	\$196,000
Temporary Sales Tax Revenue	\$41,000	\$13,000	\$55,000
Total Benefits to State & Region	\$3,499,000	\$1,110,000	\$4,609,000
Discounted Total Benefits (2%)	\$3,499,000	\$1,110,000	\$4,609,000

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	\$4,358,000	\$260,000	17:1
State	\$251,000	\$255,000	1:1
Grand Total	\$4,609,000	\$515,000	9:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: August 18, 2020

APPLICANT:

Mendon Renewables, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110

PROJECT ADDRESS:

632 Quaker Meeting House Road
Honeoye Falls, New York 14472

PROJECT SUMMARY:

Mendon Renewables, LLC, a real estate holding company, is proposing the development of a 5 MW (AC) ground-mounted solar energy project on an approximately 26-acre portion of land in the Town of Mendon, New York. The project will provide a significant benefit to the local community by enabling residents in the area to participate in a share of a local clean energy project and receive a discount on their electricity bills. The application is seeking approval of sales and mortgage tax exemptions only on the \$7,973,472 project. The Benefit/Incentive ratio is 10:1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$7,973,472 – Sales & Mortgage Tax Exemptions Only
\$401,202 Sales Tax Exemption
\$26,965 Mortgage Tax Exemption

PUBLIC HEARING DATE:

August 18, 2020

BENEFIT TO INCENTIVE RATIO:

10 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

RENEWABLE ENERGY

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT

Cost-Benefit Analysis for Mendon Renewables, LLC

Prepared by COMIDA using InformAnalytics

Executive Summary

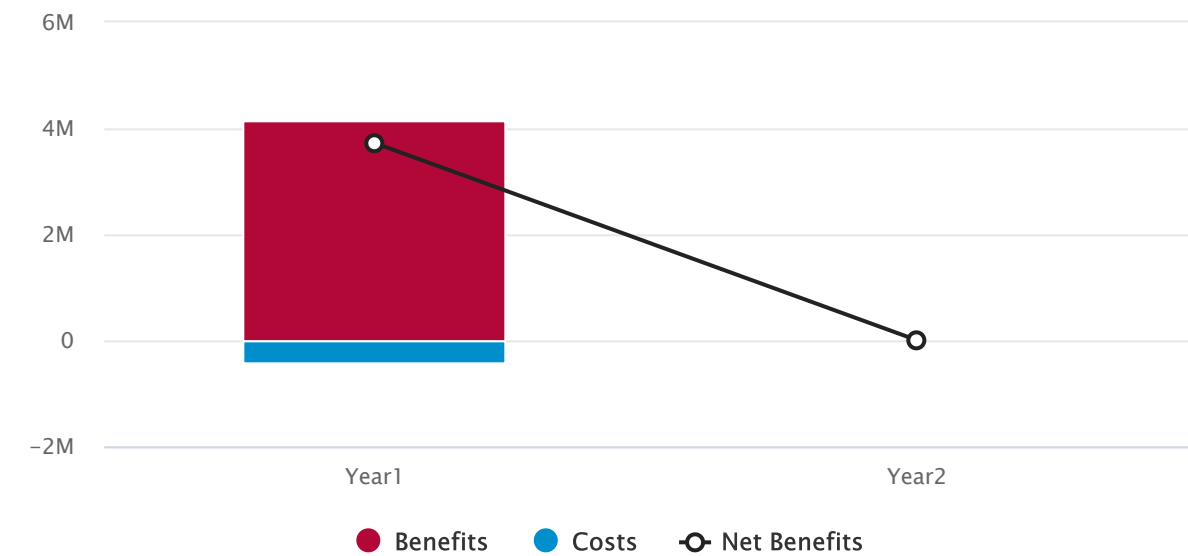
INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Mendon Renewables, LLC	\$8.0 Million	632 Quaker Meeting House Road	2 Years

F1

FIGURE 1

Discounted* Net Benefits for Mendon Renewables, LLC by Year

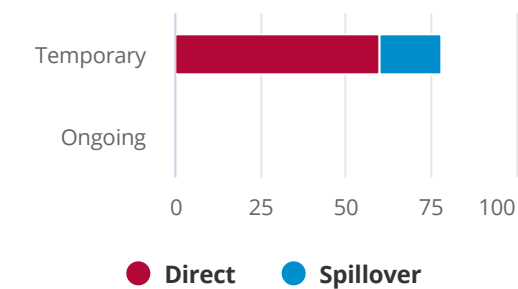
Total Net Benefits: \$3,719,000



F2

FIGURE 2

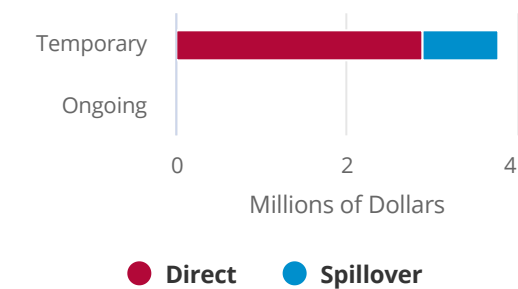
Total Jobs



F3

FIGURE 3

Total Payroll



Proposed Investment

Mendon Renewables, LLC proposes to invest \$8.0 million at 632 Quaker Meeting House Road over 2 years. COMIDA staff summarize the proposed with the following: Solar project in the Town of Mendon

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Mendon Renewables, LLC	\$7,973,000
Total Investments	\$7,973,000
Discounted Total (2%)	\$7,973,000

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 Mendon Renewables, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$398,000	\$398,000
Mortgage Recording Tax Exemption	\$27,000	\$27,000
Total Costs	\$425,000	\$425,000

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	\$2,977,000	\$942,000	\$3,919,000
To Private Individuals	\$2,941,000	\$930,000	\$3,871,000
Temporary Payroll	\$2,941,000	\$930,000	\$3,871,000
To the Public	\$37,000	\$12,000	\$48,000
Temporary Sales Tax Revenue	\$37,000	\$12,000	\$48,000
STATE BENEFITS	\$169,000	\$56,000	\$225,000
To the Public	\$169,000	\$56,000	\$225,000
Temporary Income Tax Revenue	\$132,000	\$45,000	\$176,000
Temporary Sales Tax Revenue	\$37,000	\$12,000	\$49,000
Total Benefits to State & Region	\$3,146,000	\$998,000	\$4,144,000
Discounted Total Benefits (2%)	\$3,146,000	\$998,000	\$4,144,000

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	\$3,919,000	\$215,000	18:1
State	\$225,000	\$210,000	1:1
Grand Total	\$4,144,000	\$425,000	10:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: August 18, 2020

APPLICANT:

93 Marsh Street LLC
399 Ames Street
Rochester, NY 14611

PROJECT LOCATION:

93-109 Marsh Street
Rochester, NY 14619

PROJECT SUMMARY:

93 Marsh Street LLC, a real estate holding company, proposes to construct five new attached single family homes on Marsh Street in the City of Rochester. The \$832,397 project is supported by the City of Rochester as part of their Core Housing Owner Incentive Exemption (CHOICE) Program. The CHOICE program's goal is to encourage home ownership in the City. Upon the sale of each unit, the property tax abatement transfers to the individual owner. The City has indicated that this project will assist in achieving the goals of the CHOICE program and asks for COMIDA's partnership. The 952 square foot, market rate, townhomes will have two bedrooms and one and a half baths. The applicant seeks approval of a JobsPlus property tax abatement, mortgage recording tax and sales tax exemptions. The job requirement is not applicable for CHOICE program projects. The benefit to incentive ratio is 3: 1.

JOBS: EXISTING:

0 FTEs

NEW:

0 FTEs

REQUIREMENT:

0 FTEs

PROJECT AMOUNT:

EXEMPTIONS:

\$832,397 – Lease/Leaseback with CHOICE Abatement
\$28,423 – Sales Tax Exemption
\$3,655 – Mortgage Recording Tax Exemption

PUBLIC HEARING DATE:

August 18, 2020

BENEFIT TO INCENTIVE RATIO:

3:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX
BASE

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for 93 Marsh Street LLC

Prepared by COMIDA using InformAnalytics

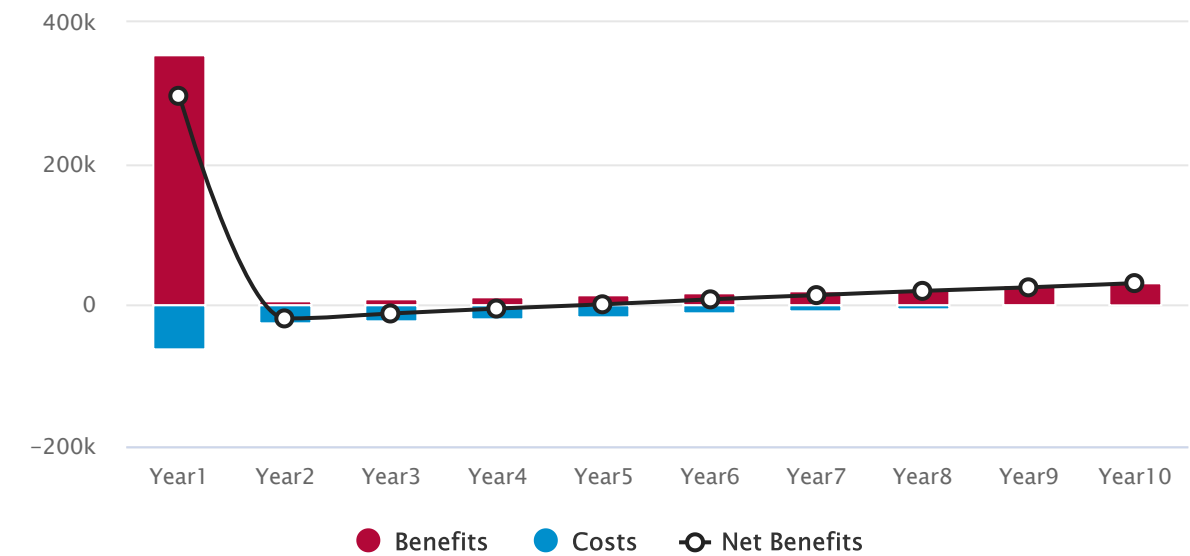
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
93 Marsh Street, LLC	\$862.4 Thousand	93 Marsh Street, Rochester, NY 14619	10 Years

F1 FIGURE 1

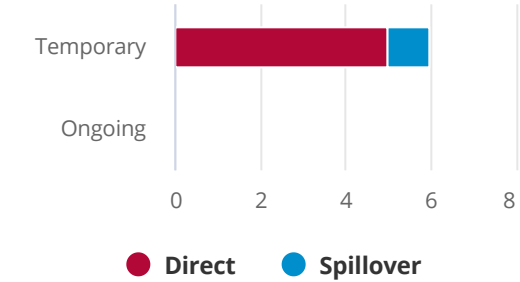
Discounted* Net Benefits for 93 Marsh Street LLC by Year

Total Net Benefits: \$359,000



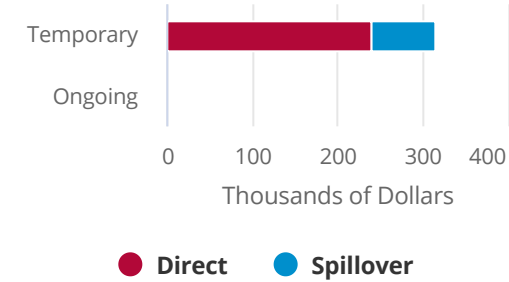
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

93 Marsh Street, LLC proposes to invest \$862.4 thousand at 93 Marsh Street, Rochester, NY 14619 over 10 years. COMIDA staff summarize the proposed with the following: 5 attached single family homes - CHOICE

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
93 Marsh Street	\$650,000
OTHER SPENDING	
Land	\$25,000
soft costs & fees	\$188,000
Total Investments	\$862,000
Discounted Total (2%)	\$862,000

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 93 Marsh Street, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$142,000	\$135,000
Sales Tax Exemption	\$28,000	\$28,000
Mortgage Recording Tax Exemption	\$4,000	\$4,000
Total Costs	\$174,000	\$167,000

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	\$423,000	\$77,000	\$500,000
To Private Individuals	\$240,000	\$76,000	\$315,000
Temporary Payroll	\$240,000	\$76,000	\$315,000
To the Public	\$184,000	\$943	\$184,000
Property Tax Revenue	\$173,000	N/A	\$173,000
Temporary Sales Tax Revenue	\$3,000	\$943	\$4,000
Purchases Sales Tax Revenue	\$7,000	N/A	\$7,000
STATE BENEFITS	\$21,000	\$5,000	\$26,000
To the Public	\$21,000	\$5,000	\$26,000
Temporary Income Tax Revenue	\$11,000	\$4,000	\$14,000
Temporary Sales Tax Revenue	\$3,000	\$960	\$4,000
Purchases Sales Tax Revenue	\$8,000	N/A	\$8,000
Total Benefits to State & Region	\$444,000	\$81,000	\$526,000
Discounted Total Benefits (2%)	\$444,000	\$81,000	\$526,000

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	\$500,000	\$151,000	3:1
State	\$26,000	\$16,000	2:1
Grand Total	\$526,000	\$167,000	3:1

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

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