



APPLICATION SUMMARY

DATE: February 19, 2019

APPLICANT: Home Leasing, LLC
180 Clinton Square
Rochester, NY 14604

PROJECT LOCATION: 1821 Fairport Nine Mile Point Rd.
Penfield, NY 14526

PROJECT SUMMARY: Home Leasing, LLC (Home Leasing) a developer, in collaboration with Episcopal Senior Life Communities (ESLC), proposes to develop a mixed use project on 8.4 acres in the Town of Penfield. The project will provide a wide range of housing options for seniors from independent living to assisted living and memory care. Home Leasing's participation will be the development and management of 113 affordable apartments for seniors with income at the 50% to 60% Area Median Income. ESLC will provide supportive services for 40 of the units. The \$30 million project will include ADA accessible units. Home Leasing expects to create 14 FTEs and 8 PT positions. The applicant is seeking a Shelter Rent property tax abatement only. The Benefit to Incentive ratio is 0.5:1

PROJECT AMOUNT: \$30,241,266 Shelter Rents Abatement

JOBS: EXISTING:	0	FTEs
NEW:	18	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$ 4,749 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$2,699,017 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: February 14, 2019

BENEFIT TO INCENTIVE RATIO: 0.5 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: REQUESTED SERVICES WITH INCREASE TO TAX REVENUE BASE

APPROVED PURPOSE: STUDENT/SENIOR/AFFORDABLE HOUSING



Board Report

Table 1: Basic Information

Project Applicant	Home Leasing Penfield Square
Project Name	Penfield Square
Project Industry	Rental and Leasing Services
Municipality	Penfield Town
School District	Webster
Type of Transaction	Lease
Project Cost	\$30,241,267
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	18
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	\$6,287,833	
Total Project Incentives	\$11,547,845	
State and Regional Benefits to Incentives Ratio	0.5:1	
Projected Employment	State	Region
Total Employment	511	511
Direct**	18	18
Indirect***	9	9
Induced****	8	8
Temporary Construction (Direct and Indirect)	475	475

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

Total State and Regional Benefits	\$6,287,833
Income Tax Revenue	\$2,082,735
Property Tax/PILOT Revenue	\$2,593,419
Sales Tax Revenue	\$1,384,519
IDA Fee	\$227,160

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

Total Project Incentives	
Property Tax Above 485-b	\$10,713,647
Sales Tax	

* Figures over 30 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: February 19, 2019

APPLICANT: M/E Properties Rochester, LLC
150 North Chestnut Street
Rochester, NY 14604

TENANT & PROJECT LOCATION: M/E Engineering, P.C.
300 Trolley Blvd.
Rochester, NY 14606

PROJECT SUMMARY: M/E Properties Rochester, LLC, a real estate holding company, proposes to purchase and renovate 300 Trolley Blvd. in the Town of Gates for M/E Engineering, P.C. (M/E). Founded in 1991, M/E is a mechanical/electrical consulting engineering firm. The firm has outgrown their leased space in the City of Rochester. The new 22,900 sq. ft. location will allow the company to expand operations and create 11 FTEs over the next 3 years. Headquartered in Monroe County, M/E also operates in Buffalo, Albany and Syracuse with a total employment of 200 people. The Rochester location employs approximately 85 people. The project cost is \$3,100,000. The applicant seeks the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The tenant seeks sales tax exemptions on furniture/fixtures, computers, wiring and signage. The job creation requirement is 9. The benefit to incentive ratio is 5.9:1

PROJECT AMOUNT: \$3,100,000 Lease/Leaseback with Abatement

JOBS: EXISTING:	82	FTEs	
NEW:	11	FTEs	
REQUIREMENT:	9	FTEs	

REAL PROPERTY TAXES:

EXISTING:	\$ 625,111 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$ 853,925 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: February 11, 2019

BENEFIT TO INCENTIVE RATIO: 5.9:1

SEQR: INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

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

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	M/E Properties Rochester, LLC
Project Name	M/E Engineering, P.C.
Project Industry	Professional, Scientific, and Technical Services
Municipality	Gates Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$3,100,000
Mortgage Amount	\$2,497,500
Employment at Application (Annual FTEs)	82
Direct Employment Expected to Result from Project (Annual FTEs)	11
Direct Employment Required for PILOT (Annual FTEs)	8

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

Total State and Regional Benefits	\$989,061	
Total Project Incentives	\$167,663	
State and Regional Benefits to Incentives Ratio	5.9:1	
Projected Employment	State	Region
Total Employment	38	38
Direct**	11	11
Indirect***	4	4
Induced****	6	6
Temporary Construction (Direct and Indirect)	17	17

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

Total State and Regional Benefits	\$989,061
Income Tax Revenue	\$459,090
Property Tax/PILOT Revenue	\$228,814
Sales Tax Revenue	\$277,556
IDA Fee	\$23,600

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

Total Project Incentives	\$167,663
Mortgage Tax	\$18,731
Property Tax Above 485-b	\$78,532
Sales Tax	\$70,400

* Figures over 10 years and discounted by 2%

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*** 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: February 19, 2019

APPLICANT:

200 Aviation Ave LLC PO Box 230 Henrietta, NY 14467

TENANT & PROJECT LOCATION:

Curbell Plastics, Inc. 200 Aviation Ave. Rochester, NY 14624
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PROJECT SUMMARY:

200 Aviation Ave LLC, a real estate holding company, proposes the construction of a 30,000 square foot facility for their tenant, Curbell Plastics, Inc. (Curbell) on 5 acres in the Town of Chili. Curbell produces plastic sheets, rods, tubes, films, adhesives, sealants, tapes prototyping materials and other fabricated parts. The company will move from their current 21,000 square foot facility to accommodate increasing demand for their projects. The project will impact 16 FTEs and is projected to create 2 jobs over the next 3 years. The applicant is seeking approval of sales tax and mortgage recording tax exemption as well as the JobsPlus property tax abatement. The Benefit to Incentive Ratio is 2.4:1.

PROJECT AMOUNT:

\$2,800,000 Lease/Leaseback with Abatement
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JOBS: EXISTING:

16	FTEs
2	FTEs
2	FTEs

NEW:

REQUIREMENT:

REAL PROPERTY TAXES:

EXISTING:

\$ 94,582 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$423,973 (ABATEMENT APPLIES TO INCREASE ONLY)
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PUBLIC HEARING DATE:

February 11, 2019

BENEFIT TO INCENTIVE RATIO:

2.4 : 1

SEQR:

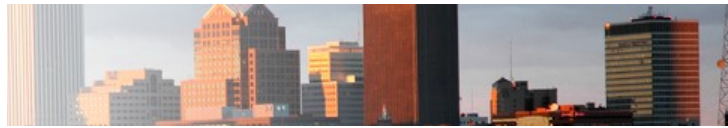
REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	200 Aviation Ave LLC
Project Name	200 Aviation Ave, LLC
Project Industry	Plastics and Rubber Products Manufacturing
Municipality	Chili Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$2,800,000
Mortgage Amount	\$1,785,000
Employment at Application (Annual FTEs)	16
Direct Employment Expected to Result from Project (Annual FTEs)	2
Direct Employment Required for PILOT (Annual FTEs)	2

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

Total State and Regional Benefits	\$547,443	
Total Project Incentives	\$451,670	
State and Regional Benefits to Incentives Ratio	1.2:1	
Projected Employment	State	Region
Total Employment	37	37
Direct ^{**}	2	2
Indirect ^{***}	1	1
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	34	34

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

Total State and Regional Benefits	\$547,443
Income Tax Revenue	\$119,741
Property Tax/PILOT Revenue	\$329,390
Sales Tax Revenue	\$76,961
IDA Fee	\$21,350

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

Total Project Incentives	\$451,670
Mortgage Tax	\$13,388
Property Tax Above 485-b	\$330,282
Sales Tax	\$108,000

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*** 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.

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APPLICATION SUMMARY

DATE: February 19, 2019

APPLICANT: 337 UniverCity Living, LLC
68 Meadow Cover Rd.
Pittsford, NY 14534

PROJECT LOCATION: 337-345 University Ave.
Rochester, NY 14607

PROJECT SUMMARY: 337 UniverCity Living, LLC, (UniverCity) a real estate holding company, is proposing to purchase and redevelop 337-345 University Ave., in the City of Rochester. The property located on University Ave. between Union and Alexander Streets, has been vacant since late 2017. UniverCity proposes the creation of 8 apartments, one of which will be affordable (at or below 60% of Average Median Income) and ADA accessible, as well as 41 climate controlled self-storage units in the basement. The applicant is requesting sales tax and mortgage recording tax exemptions as well as the JobsPlus property tax abatement on the increase in assessment as a result of renovation. The City of Rochester supports this project. UniverCity will create 1 FTE. The Benefit to Incentive Ratio is 2.2:1.

PROJECT AMOUNT: \$1,961,470 Lease/Leaseback with Abatement

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

REAL PROPERTY TAXES:
EXISTING: \$ 95,261 (TAXED IN FULL)
WITH IMPROVEMENTS: \$433,289 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: February 14, 2019

BENEFIT TO INCENTIVE RATIO: 2.2 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: REQUESTED SERVICES WITH INCREASE TO TAX REVENUE BASE

APPROVED PURPOSE: COMMUNITY DEVELOPMENT



Board Report

Table 1: Basic Information

Project Applicant	337 UniverCity Living LLC
Project Name	337 UniverCity
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,961,470
Mortgage Amount	\$1,570,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	1
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		\$429,896
Total Project Incentives		\$191,494
State and Regional Benefits to Incentives Ratio		2.2:1
Projected Employment		
	State	Region
Total Employment	16	16
Direct**	1	1
Indirect***	1	1
Induced****	0	0
Temporary Construction (Direct and Indirect)	14	14

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

Total State and Regional Benefits	\$429,896
Income Tax Revenue	\$43,904
Property Tax/PILOT Revenue	\$338,028
Sales Tax Revenue	\$32,903
IDA Fee	\$15,061

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

Total Project Incentives	\$191,494
Mortgage Tax	\$11,775
Property Tax Above 485-b	\$116,015
Sales Tax	\$63,703

* Figures over 10 years and discounted by 2%

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*** 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: February 19, 2019

APPLICANT: Vargas Associates, Inc.
40 Humboldt St., Suite 101
Rochester, NY 14609

PROJECT SUMMARY: Vargas Associates, Inc., a facilities project management company, is proposing an expansion at their current location on Humboldt St in the City of Rochester, leasing an additional 1,700 square feet. The company will renovate a total of 4,600 square feet to reconfigure work areas to allow for additional staff, create an open concept, upgrade lighting to LED fixtures, add a restroom, as well as, purchase furniture, fixtures and equipment. The \$585,370 project will impact 13 FTEs and is projected to create 4 FTEs over the next three years. The applicant is seeking approval of sales tax exemptions on purchases. The Benefit/Incentive ratio is 7 : 1.

PROJECT AMOUNT: \$585,370 Sales Tax Exemptions Only
EXEMPTIONS: \$23,932

JOBS: EXISTING:	13	FTEs
NEW:	4	FTEs
REQUIREMENT:	1	FTEs

BENEFIT TO INCENTIVE RATIO: 7 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: REHABILITATION OF EXISTING COMMERCIAL BUILDING

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Vargas Associates, Inc.
Project Name	Vargas Associates
Project Industry	Administrative and Support Services
Type of Transaction	Tax Exemptions
Project Cost	\$585,370
Employment at Application (Annual FTEs)	13
Direct Employment Expected to Result from Project (Annual FTEs)	4
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	\$167,118	
Total Project Incentives	\$23,932	
State and Regional Benefits to Incentives Ratio	7:1	
Projected Employment	State	Region
Total Employment	11	11
Direct**	4	4
Indirect***	0	0
Induced****	1	1
Temporary Construction (Direct and Indirect)	6	6

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

Total State and Regional Benefits	\$167,118
Income Tax Revenue	\$100,041
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$63,800
IDA Fee	\$3,277

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

Total Project Incentives	\$23,932
Sales Tax	\$23,932

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: February 19, 2019

APPLICANT:

Carriage Street LLC
8171 E. Main Rd.
LeRoy, NY 14482

PROJECT LOCATION & TENANTS:

10-11 Carriage Street
Honeoye Falls, NY 14472

Tenants: Trison Business Solutions, Inc.
McQuillen Inc.
Han-Tek Inc.

PROJECT SUMMARY:

Carriage Street LLC (Carriage St.) a real estate holding company, will facilitate the occupancy of two buildings totaling 161,236 sq. ft., which were left vacant in 2013, when the GM Fuel Cell operations transferred to Michigan. Tenants will include: McQuillen Inc., a manufacturer of high precision components and assemblies, Trison Business Solutions, Inc. a supplier of engineering services, and Han-Tek Inc. a manufacturer of material handling, robotic cells and automation equipment. The tenants will maintain their current operations in neighboring counties. The applicant is requesting a custom property tax abatement. The School and Village taxing jurisdictions have approved supporting resolutions. Han-Tek Inc. is also requesting sales tax exemption on furniture and equipment purchases totaling \$300,000. The project will create 17.5 FTE positions, the requirement is 1 FTE. The Benefit to Incentive ratio is 86 : 1.

PROJECT AMOUNT:

\$1,285,000 Lease/Leaseback with Custom Abatement

JOBS: EXISTING:

2 FTEs

NEW:

17.5 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 418,724 (TAXED IN FULL)

PROPOSED:

\$ 157,021 (CUSTOM ABATEMENT - TAXING JURISDICTION ABATEMENT)

PUBLIC HEARING DATE:

February 15, 2019

BENEFIT TO INCENTIVE RATIO:

86 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Carriage St. Trison McQuillen
Project Name	Carriage St. Trison McQuillen
Project Industry	Miscellaneous Manufacturing
Type of Transaction	Lease
Project Cost	\$1,285,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	18
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	\$2,067,316	
Total Project Incentives	\$24,000	
State and Regional Benefits to Incentives Ratio	86.1:1	
Projected Employment	State	Region
Total Employment	42	42
Direct**	18	18
Indirect***	7	7
Induced****	16	16
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$2,067,316
Income Tax Revenue	\$1,387,803
Sales Tax Revenue	\$669,526
IDA Fee	\$9,988

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

Total Project Incentives	\$24,000
Sales Tax	\$24,000

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: February 19, 2019

APPLICANT: Monro Inc.
200 Holleder Parkway
Rochester, NY 14615

PROJECT LOCATION: 200 Holleder Parkway
Rochester, NY 14615

PROJECT SUMMARY: Monro Inc. (Monro) provides distribution and warehousing for undercar repair and tire products to over 1,187 stores in over 28 states with over 1,000 employees. Monro, founded in 1957, continues to be headquartered in Monroe County. In 1994, the Company moved to Holleder Parkway with IDA assistance, expanding the foot print again in 2011. The current project will convert existing warehouse space to offices and reconfigure the warehouse operation. This expansion is needed to support Monro.Forward, a strategic initiative to grow the Company. The \$3.3 million project will impact 260 FTEs and create an additional 26 FTEs over the next 3 years. The company is seeking approval of the JobsPlus property tax abatement as well as sales tax exemption on purchases. The Benefit to Incentive is 6.8:1.

PROJECT AMOUNT: \$3,300,000 Lease/Leaseback with Abatement

JOBS: EXISTING IMPACTED:	260	FTEs
NEW:	26	FTEs
REQUIREMENT:	26	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$2,904,610 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$3,592,304 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: February 19, 2019

BENEFIT TO INCENTIVE RATIO: 6.8:1

SEQR: REVIEWED AND PROCESS IS COMPLETE. TYPE II ACTION.

ELIGIBILITY: NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Monro Inc.
Project Name	2019 renovation
Project Industry	Wholesale Trade
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$3,300,000
Employment at Application (Annual FTEs)	260
Direct Employment Expected to Result from Project (Annual FTEs)	26
Direct Employment Required for PILOT (Annual FTEs)	26

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

Total State and Regional Benefits	\$2,638,237	
Total Project Incentives	\$385,625	
State and Regional Benefits to Incentives Ratio	6.8:1	
Projected Employment	State	Region
Total Employment	87	87
Direct**	26	26
Indirect***	11	11
Induced****	16	16
Temporary Construction (Direct and Indirect)	34	34

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

Total State and Regional Benefits	\$2,638,237
Income Tax Revenue	\$1,226,977
Property Tax/PILOT Revenue	\$687,694
Sales Tax Revenue	\$698,465
IDA Fee	\$25,100

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

Total Project Incentives	\$385,625
Property Tax Above 485-b	\$236,025
Sales Tax	\$149,600

* Figures over 10 years and discounted by 2%

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