



APPLICATION SUMMARY

DATE: July 23, 2019

APPLICANT: Crown Castle USA, Inc.
2000 Corporate Drive
Canonsburg, PA 15317

PROJECT ADDRESS: 4545 East River Road
West Henrietta, NY 14586

PROJECT SUMMARY: Crown Castle USA, Inc. (Crown Castle) is a telecommunication company that provides a network of communications infrastructure that includes towers, small cells, and fiber. Crown Castle employs approximately 5,000 employees with offices in 80 US cities. The Company’s Monroe County office currently employs 190 people and is located in Brighton, NY. The company is proposing an expansion and relocation to the Riverwood Tech Campus in Henrietta, NY. The company plans to build out approximately 56,000 sq. ft. of leased space to accommodate growth. The \$2.7 million project will impact 190 FTEs and is projected to create 15 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions on construction materials, furniture, fixtures and equipment related to the project. The Benefit/Incentive ratio is 8:1.

PROJECT AMOUNT: \$2,670,000 – Sales Tax Exemptions Only
EXEMPTIONS: \$ 212,000

JOBS: EXISTING:	190	FTEs
NEW:	15	FTEs
REQUIREMENT:	0	FTEs

PUBLIC HEARING DATE: July 15, 2019

BENEFIT TO INCENTIVE RATIO: 8 : 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	Crown Castle USA, Inc.
Project Name	Crown Castle USA, Inc.
Project Industry	Telecommunications
Type of Transaction	Tax Exemptions
Project Cost	\$2,670,000
Employment at Application (Annual FTEs)	190
Direct Employment Expected to Result from Project (Annual FTEs)	15
Direct Employment Required for PILOT (Annual FTEs)	19

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

Total State and Regional Benefits	\$1,701,873	
Total Project Incentives	\$212,000	
State and Regional Benefits to Incentives Ratio	8:1	
Projected Employment	State	Region
Total Employment	52	52
Direct**	15	15
Indirect***	21	21
Induced****	15	15
Temporary Construction (Direct and Indirect)	1	1

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

Total State and Regional Benefits	\$1,701,873
Income Tax Revenue	\$1,063,632
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$624,541
IDA Fee	\$13,700

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

Total Project Incentives	\$212,000
Sales Tax	\$212,000

* Figures over 10 years and discounted by 2%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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APPLICATION SUMMARY

DATE: July 23, 2019

APPLICANT: 125 Howell Street, LLC
100 Savannah Street
Rochester, NY 14607

PROJECT LOCATION: 125 Howell Street
Rochester, NY 14607

PROJECT SUMMARY: 125 Howell Street, LLC (Howell Street), a real estate holding company, responded to the City's Request For Proposal to purchase and redevelop 125 Howell Street within the Inner Loop of the City of Rochester. The .0132 acre parcel is vacant and is in a distressed census tract. The project will construct five (5), market rate, four-story townhome rental units. Each unit averages 1,750 square feet, two bedrooms, and two bathrooms with rent averaging \$1.35 per square foot. Development of the parcel is limited by the unique shape and size. Due to the shape of the parcel, vehicular access will be provided via an easement adjacent to privately held property, and garages located at grade level. The City of Rochester supports this project. Howell Street seeks sales and mortgage recording tax exemptions and JobPlus property tax abatement. The \$1.42 million dollar project is projected to create 1 new FTE. The Benefit/Incentive ratio is 2.3 : 1.

PROJECT AMOUNT: \$1,420,094 - Lease/Leaseback with Abatement

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

REAL PROPERTY TAXES:	
EXISTING:	\$ 30,068 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$356,383 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: July 9, 2019

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: QUALITY OF LIFE



Board Report

Table 1: Basic Information

Project Applicant	125 Howell St LLC
Project Name	125 Howell - Inner Loop
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,420,094
Mortgage Amount	\$1,120,625
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	\$412,903	
Total Project Incentives	\$181,735	
State and Regional Benefits to Incentives Ratio	2.3:1	
Projected Employment	State	Region
Total Employment	16	16
Direct**	1	1
Indirect***	1	1
Induced****	0	0
Temporary Construction (Direct and Indirect)	13	13

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

Total State and Regional Benefits	\$412,903
Income Tax Revenue	\$43,171
Property Tax/PILOT Revenue	\$326,315
Sales Tax Revenue	\$32,416
IDA Fee	\$11,001

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

Total Project Incentives	\$181,735
Mortgage Tax	\$8,405
Property Tax Above 485-b	\$111,995
Sales Tax	\$61,335

* 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: July 23, 2019

APPLICANT: Vigneri Chocolate, Inc. or Real Estate Entity to be formed
810 Emerson Street
Rochester, NY 14613

PROJECT LOCATION: 1185-1223 (1199) E. Main Street
Rochester, NY 14609

PROJECT SUMMARY: Vigneri Chocolate, Inc. (Vigneri) a second generation confectionery manufacturer, proposes to purchase and renovate 1199 E. Main Street in the City of Rochester. The new plant facility will allow the company to expand production and distribution, primarily servicing private label customers. The construction will include renovation of 38,000 square feet for production facility and 2,000 square feet for an education and experience center with a small café and gift shop. The experience center will be used to educate visitors while gathering data for research and development purposes. The company will also invest \$1 million in manufacturing equipment. Vigneri seeks sales and mortgage recording tax exemptions and JobsPlus property tax abatement. The \$2.86 million dollar project is projected to create 20 new FTEs over the next three years. The job creation requirement is 1. The Benefit/Incentive ratio is 5.6 : 1.

PROJECT AMOUNT: \$2,860,000 - Lease/Leaseback with Abatement

JOBS: EXISTING:	5	FTEs
NEW:	20	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$429,534 (TAXED IN FULL)
WITH IMPROVEMENTS:	\$954,220 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: July 9, 2019

BENEFIT TO INCENTIVE RATIO: 5.6 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Vigneri Chocolate
Project Name	Vigneri Expansion
Project Industry	Food Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$2,860,000
Mortgage Amount	\$2,175,000
Employment at Application (Annual FTEs)	5
Direct Employment Expected to Result from Project (Annual FTEs)	20
Direct Employment Required for PILOT (Annual FTEs)	1

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

Total State and Regional Benefits	\$1,999,996	
Total Project Incentives	\$356,391	
State and Regional Benefits to Incentives Ratio	5.6:1	
Projected Employment	State	Region
Total Employment	69	69
Direct**	20	20
Indirect***	20	20
Induced****	13	13
Temporary Construction (Direct and Indirect)	16	16

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

Total State and Regional Benefits	\$1,999,996
Income Tax Revenue	\$889,717
Property Tax/PILOT Revenue	\$524,685
Sales Tax Revenue	\$563,794
IDA Fee	\$21,800

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

Total Project Incentives	\$356,391
Mortgage Tax	\$16,313
Property Tax Above 485-b	\$180,078
Sales Tax	\$160,000

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: July 23, 2019

APPLICANT: Reliant Staffing Systems Inc. DBA Career Start
350 East Avenue, Suite 210
Rochester, NY 14604

PROJECT LOCATION: 350 East Avenue, Suite 210
Rochester, NY 14604

PROJECT SUMMARY: Reliant Staffing Systems Inc. DBA Career Start (Career Start) is a private, full-service employment firm. The company has been providing reliable staffing solutions for companies of all sizes since 2007. Career Start is headquartered in Rochester, NY and has an office in Buffalo, NY. In May 2019, the Career Start office building in Cornhill was destroyed by a fire. The Company was able to secure a short term lease for new office space in the City of Rochester and needs to purchase new tech equipment for their operations. Career Start is proposing to purchase computers, monitors, phones, printers, scanner, copier, wiring, etc. for their current office space. The Company has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for purchases of \$100,000. The Benefit/Incentive ratio is 6 : 1

PROJECT AMOUNT: \$100,000 – Sales Tax Exemptions Only

SALES TAX EXEMPTION: \$8,000

JOBS: EXISTING:	47	FTEs
NEW:	2	FTEs
GREATREBATE REQUIREMENT:	2	FTEs

BENEFIT TO INCENTIVE RATIO: 6 : 1

SEQR: Type II Action under SEQR Section 617.5

ELIGIBILITY: APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE: JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	Reliant Staffing Systems DBA Career Start
Project Name	Career Start
Project Industry	Administrative and Support Services
Type of Transaction	Tax Exemptions
Project Cost	\$100,000
Employment at Application (Annual FTEs)	47
Direct Employment Expected to Result from Project (Annual FTEs)	2
Direct Employment Required for PILOT (Annual FTEs)	5

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

Total State and Regional Benefits	\$48,359	
Total Project Incentives	\$8,000	
State and Regional Benefits to Incentives Ratio	6:1	
Projected Employment	State	Region
Total Employment	3	3
Direct**	2	2
Indirect***	0	0
Induced****	1	1
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$48,359
Income Tax Revenue	\$26,192
Sales Tax Revenue	\$21,317
IDA Fee	\$850

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

Total Project Incentives	\$8,000
Sales Tax	\$8,000

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: July 23, 2019

APPLICANT: Mammoth Property Holdings, LLC
176 Anderson Ave., Suite F112
Rochester, NY 14607

TENANT & PROJECT ADDRESS: Caci International, Inc.
55 Science Parkway
Rochester, NY

PROJECT SUMMARY: Mammoth Property Holdings, LLC, a real estate holding company, proposes equip and renovate a 31,878 sq. ft. facility at 55 Science Parkway in the City of Rochester. The tenant, Caci International, Inc., designs and manufacturers radio equipment for the military and other government agencies. The \$400,300 project will impact 84 FTEs and is projected to create 225 new FTEs over the next three years. The applicant is seeking approval of sales tax exemption only. The Benefit/Incentive ratio is 898 : 1.

PROJECT AMOUNT: EXEMPTIONS: \$400,300 – Sales Tax Exemptions Only
\$ 28,632

JOBS: EXISTING:	84	FTEs
NEW:	225	FTEs
REQUIREMENT:	9	FTEs

BENEFIT TO INCENTIVE RATIO: 898 : 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Mammoth Property Holding
Project Name	Caci International
Project Industry	Miscellaneous Manufacturing
Type of Transaction	Tax Exemptions
Project Cost	\$400,300
Employment at Application (Annual FTEs)	84
Direct Employment Expected to Result from Project (Annual FTEs)	225
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	\$25,721,786	
Total Project Incentives	\$28,632	
State and Regional Benefits to Incentives Ratio	898.4:1	
Projected Employment	State	Region
Total Employment	520	520
Direct ^{**}	225	225
Indirect ^{***}	89	89
Induced ^{****}	205	205
Temporary Construction (Direct and Indirect)	1	1

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

Total State and Regional Benefits	\$25,721,786
Income Tax Revenue	\$17,349,230
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$8,370,204
IDA Fee	\$2,352

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

Total Project Incentives	\$28,632
Sales Tax	\$28,632

^{*} Figures over 10 years and discounted by 2%
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