



County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

ProAmpac Rochester, LLC
2605 Manitou Road
Rochester, NY 14624

PROJECT ADDRESS:

2605 Manitou Road
Rochester, NY 14624

PROJECT SUMMARY:

ProAmPac Rochester, LLC (ProAmpac) is a global manufacturer of flexible packaging solutions. The Company is proposing the construction of a 24,000 square foot Collaboration & Innovation Center (CIC) at its manufacturing facility in the Town of Ogden. ProAmpac also proposes renovation of approximately 10,000 square feet of space in their existing facility. The CIC will be a unique international space where customers can collaborate about innovative new packaging ideas from initial concept to testing and end user market. ProAmpac considered other areas in the U.S. for this expansion and ultimately chose to expand in Monroe County. The applicant is seeking approval of sales tax exemption on construction materials, furniture, fixtures and equipment and the JobPlus property tax abatement on the increase in assessment due to renovation/construction. The \$ 5.9 million project is expected to create 26 FTEs over the next three years. The benefit to incentive ratio is 41 : 1.

PROJECT AMOUNT:
EXEMPTIONS:

\$5,941,000 – Lease/Leaseback with Abatement
\$ 327,200 – Sales Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

64	FTEs
26	FTEs
7	FTEs

PUBLIC HEARING DATE:

March 12, 2020

**BENEFIT TO INCENTIVE
RATIO:**

41 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for ProAmpac Rochester, LLC

Prepared by Imagine Monroe using InformAnalytics

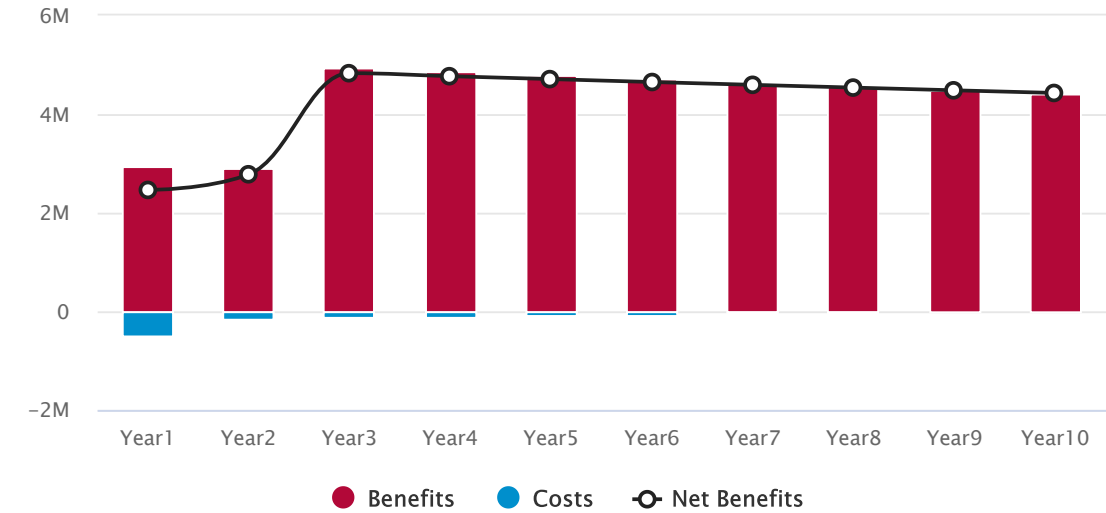
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
ProAmpac Rochester, LLC	\$5.9 Million	2605 Manitou Road Rochester NY 14624	10 Years

F1 FIGURE 1

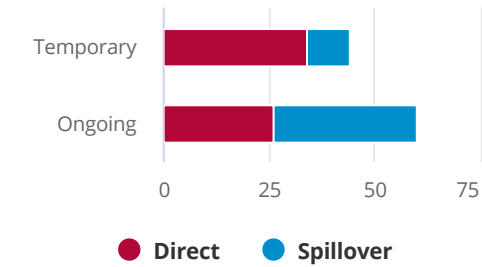
Discounted* Net Benefits for ProAmpac Rochester, LLC by Year

Total Net Benefits: \$42,246,000



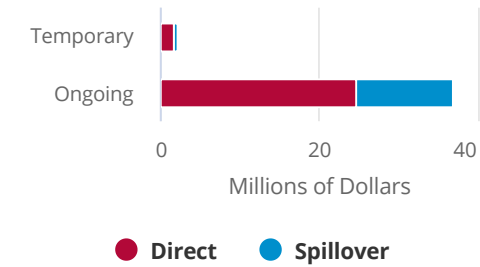
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

ProAmpac Rochester, LLC proposes to invest \$5.9 million at 2605 Manitou Road Rochester NY 14624 over 10 years. Imagine Monroe staff summarize the proposed with the following: Construction of 24,000 square foot new collaboration & innovation center + renovation of 10,000 square feet in existing building.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Construction of 24,000 square foot new collaboration & innovation center + renovation of 10,000 square feet in existing building.	\$4,491,000
OTHER SPENDING	
Non Manufacturing Equipment	\$750,000
Furniture & Fixtures	\$600,000
IT Wiring	\$100,000
Total Investments	\$5,941,000
Discounted Total (2%)	\$5,941,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for ProAmpac Rochester, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$761,000	\$722,000
Sales Tax Exemption	\$325,000	\$325,000
Total Costs	\$1,086,000	\$1,048,000

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	\$30,163,000	\$14,444,000	\$44,606,000
To Private Individuals	\$28,874,000	\$14,266,000	\$43,140,000
Temporary Payroll	\$1,656,000	\$524,000	\$2,180,000
Ongoing Payroll	\$27,217,000	\$13,742,000	\$40,959,000
To the Public	\$1,289,000	\$178,000	\$1,467,000
Property Tax Revenue	\$930,000	N/A	\$930,000
Temporary Sales Tax Revenue	\$21,000	\$7,000	\$27,000
Ongoing Sales Tax Revenue	\$339,000	\$171,000	\$510,000
STATE BENEFITS	\$2,060,000	\$850,000	\$2,910,000
To the Public	\$2,060,000	\$850,000	\$2,910,000
Temporary Income Tax Revenue	\$74,000	\$25,000	\$99,000
Ongoing Income Tax Revenue	\$1,620,000	\$644,000	\$2,264,000
Temporary Sales Tax Revenue	\$21,000	\$7,000	\$28,000
Ongoing Sales Tax Revenue	\$345,000	\$174,000	\$519,000
Total Benefits to State & Region	\$32,223,000	\$15,293,000	\$47,516,000
Discounted Total Benefits (2%)	\$29,406,000	\$13,888,000	\$43,293,000

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	\$40,649,000	\$884,000	46:1
State	\$2,644,000	\$164,000	16:1
Grand Total	\$43,293,000	\$1,048,000	41:1

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

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County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

Indus South Union Street, LLC
950 Panorama Trail S
Rochester, NY 14625

PROJECT ADDRESS:

101 South Union Street
Rochester, NY 14607

PROJECT SUMMARY:

Indus South Union Street, LLC, a real estate holding company, affiliated with Indus Hospitality Group (IHG) is proposing construction of a Hampton Inn & Suites hotel adjacent to The Strong National Museum of Play in the City of Rochester. The \$25.7 million project will consist of 125 rooms on 5 floors totaling 90,000 square feet. The project is in conjunction with the Neighborhood of Play (NoP) and the inner loop redevelopment. IHG was awarded the hospitality portion of the NoP development project by the City of Rochester via an RFP process. The applicant is seeking approval of mortgage recording tax and sales tax exemptions on construction materials, furniture and fixtures and the JobPlus property tax abatement on the increase in assessment due to renovation/construction. The project is expected to create 36 FTEs over the next three years. The benefit to incentive ratio is 6 : 1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$25,750,000 – Lease/Leaseback with Abatement
\$ 1,705,380 – Sales Tax Exemption
\$ 154,500 – Mortgage Recording Tax Exemption

**JOBS: EXISTING:
NEW:
REQUIREMENT:**

0	FTEs
36	FTEs
1	FTEs

PUBLIC HEARING DATE:

March 13, 2020

**BENEFIT TO INCENTIVE
RATIO:**

6 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX
BASE

APPROVED PURPOSE:

TOURISM DESTINATION

Cost-Benefit Analysis for Indus South Union Street, LLC

Prepared by Imagine Monroe using InformAnalytics

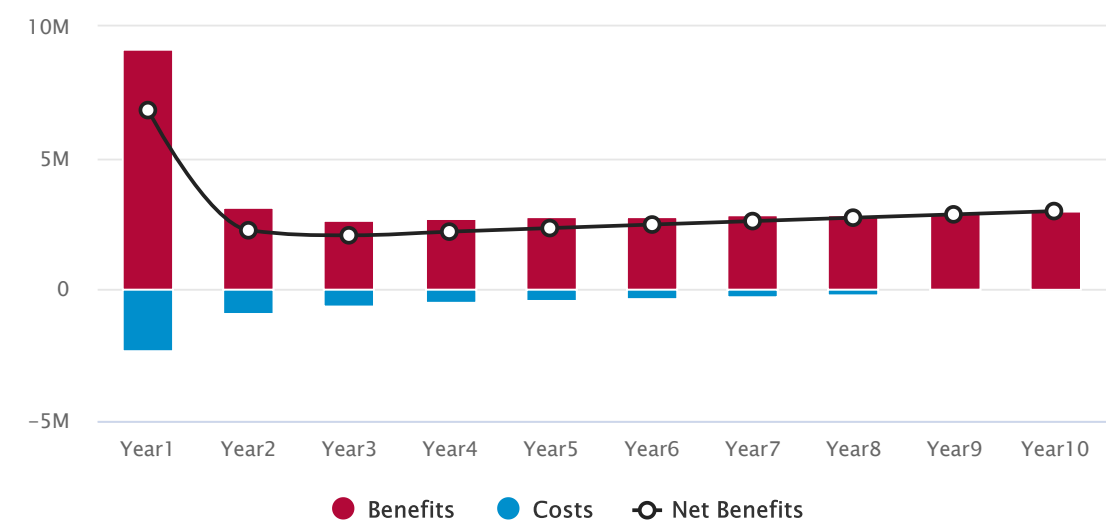
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Indus South Union Street, LLC	\$25.8 Million	101 South Union Street Rochester NY 14607	10 Years

F1 FIGURE 1

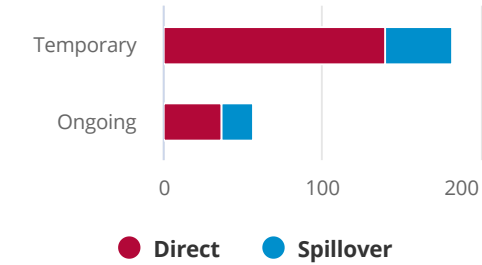
Discounted* Net Benefits for Indus South Union Street, LLC by Year

Total Net Benefits: \$29,303,000



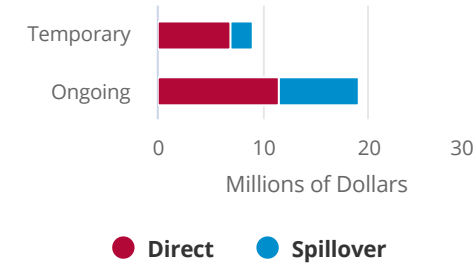
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Indus South Union Street, LLC proposes to invest \$25.8 million at 101 South Union Street Rochester NY 14607 over 10 years. Imagine Monroe staff summarize the proposed with the following: Construct a new 90,000 sq. ft., 5 story, 125 room Hampton Inn & Suites

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Construction of a new 90,000 sq. ft., 5 story, 125 room Hampton Inn & Suites	\$18,500,000
OTHER SPENDING	
Furniture & Fixtures	\$2,800,000
Land/Building Purchase	\$800,000
Soft Costs	\$2,440,000
GC Materials	\$272,000
GC Labor	\$478,000
Road Work Materials	\$230,000
Road Work Labor	\$230,000
Total Investments	\$25,750,000
Discounted Total (2%)	\$25,698,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for Indus South Union Street, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,920,000	\$3,716,000
Sales Tax Exemption	\$1,685,000	\$1,681,000
Mortgage Recording Tax Exemption	\$155,000	\$155,000
Total Costs	\$5,759,000	\$5,551,000

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	\$24,519,000	\$10,798,000	\$35,317,000
To Private Individuals	\$19,359,000	\$10,665,000	\$30,024,000
Temporary Payroll	\$6,823,000	\$2,158,000	\$8,981,000
Ongoing Payroll	\$12,537,000	\$8,507,000	\$21,043,000
To the Public	\$5,160,000	\$133,000	\$5,292,000
Property Tax Revenue	\$4,919,000	N/A	\$4,919,000
Temporary Sales Tax Revenue	\$85,000	\$27,000	\$112,000
Ongoing Sales Tax Revenue	\$156,000	\$106,000	\$262,000
STATE BENEFITS	\$1,002,000	\$633,000	\$1,635,000
To the Public	\$1,002,000	\$633,000	\$1,635,000
Temporary Income Tax Revenue	\$305,000	\$104,000	\$409,000
Ongoing Income Tax Revenue	\$451,000	\$395,000	\$846,000
Temporary Sales Tax Revenue	\$86,000	\$27,000	\$114,000
Ongoing Sales Tax Revenue	\$159,000	\$108,000	\$266,000
Total Benefits to State & Region	\$25,521,000	\$11,431,000	\$36,952,000
Discounted Total Benefits (2%)	\$24,272,000	\$10,583,000	\$34,854,000

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	\$33,324,000	\$4,652,000	7:1
State	\$1,531,000	\$899,000	2:1
Grand Total	\$34,854,000	\$5,551,000	6:1

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

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County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

Fairview Hotel Group LLC
7 Van Auken Street
Rochester, NY 14608

PROJECT ADDRESS:

Fair Ave – 176.05-1-59.23
Rochester, NY 14467

PROJECT SUMMARY:

Fairview Hotel Group LLC (Fairview), a real estate holding company, is proposing new construction of a hotel complex adjacent to the Rochester Dome Arena. The Wyndham Hotels & Resorts will feature a dual brand Wingate and Hawthorn Suites. The project will consist of a 4-story complex providing 81 conventional rooms and 46 extended stay suites totaling 72,449 square feet on approximately 4.03 acres in the Town of Henrietta. The \$16.8 million project is expected to draw larger events to the Rochester Dome Arena, a regional event venue. The Town of Henrietta supports the project. Fairview seeks approval of a JobPlus property tax abatement, mortgage recording tax and sales tax exemptions. The project will create 10 FTEs over the next three years. The job requirement is 1. The benefit to incentive ratio is 6 : 1.

PROJECT AMOUNT:

EXEMPTIONS:

\$16,812,372 – Lease/Leaseback /Abatement
\$ 776,592 – Sales Tax Exemption
\$ 88,265 – Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

0	FTEs
10	FTEs
1	FTEs

PUBLIC HEARING DATE:

March 13, 2020

**BENEFIT TO INCENTIVE
RATIO:**

6 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX
BASE

APPROVED PURPOSE:

TOURISM DESTINATION

Cost-Benefit Analysis for Fairview Hotel Group LLC

Prepared by Imagine Monroe using InformAnalytics

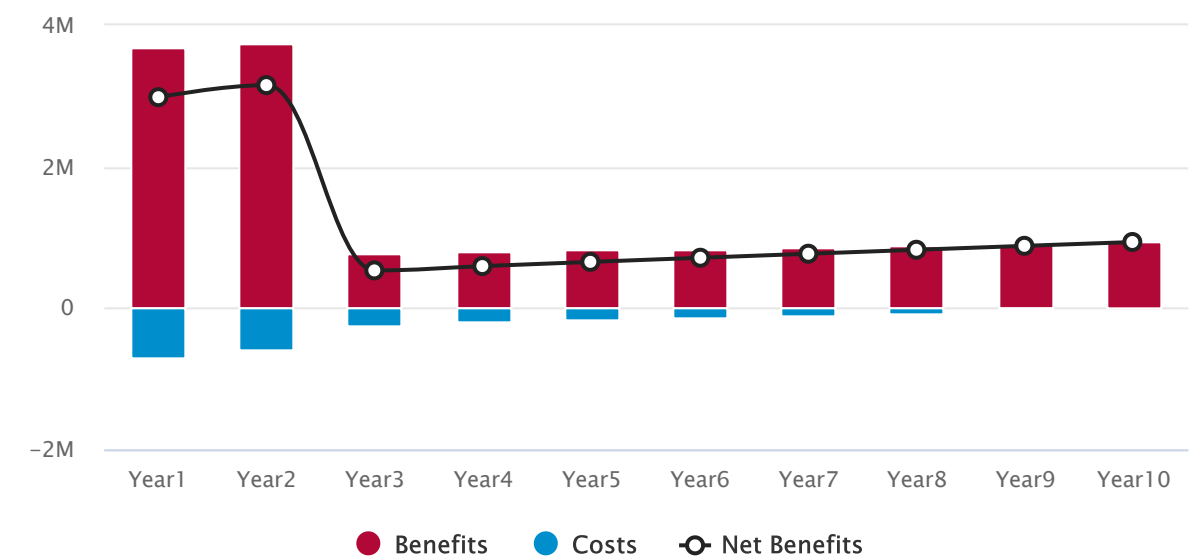
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Fairview Hotel Group LLC	\$16.8 Million	Calkins Rd - Tax Map Parcel Number 176.05-1-59.23	10 Years

F1 FIGURE 1

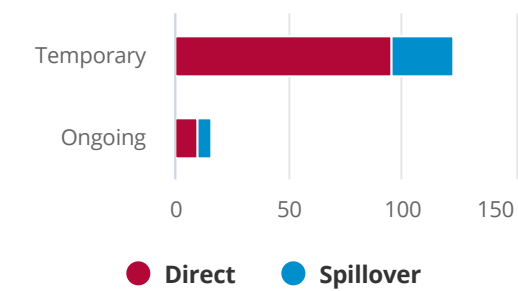
Discounted* Net Benefits for Fairview Hotel Group LLC by Year

Total Net Benefits: \$12,032,000



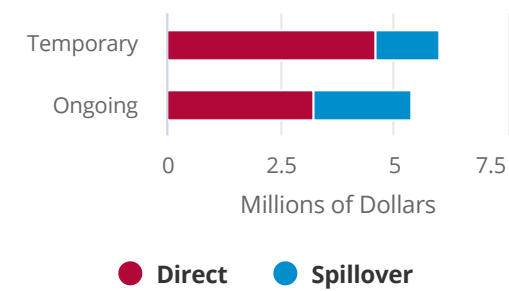
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Fairview Hotel Group LLC proposes to invest \$16.8 million at Calkins Rd - Tax Map Parcel Number 176.05-1-59.23 over 10 years. Imagine Monroe staff summarize the proposed with the following: New Build - 72,449 square foot, 4-story hotel on a 4.03 acre lot next to the Rochester Dome Arena

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
72,449 square foot, 4-story hotel on a 4.03 acre lot next to the Rochester Dome Arena	\$12,512,000
OTHER SPENDING	
Land Purchase	\$1,800,000
Non-Manufacturing Equipment	\$50,000
Furniture and Fixtures	\$1,850,000
Soft Costs	\$600,000
Total Investments	\$16,812,000
Discounted Total (2%)	\$16,690,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for Fairview Hotel Group LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,437,000	\$1,356,000
Sales Tax Exemption	\$766,000	\$760,000
Mortgage Recording Tax Exemption	\$88,000	\$88,000
Total Costs	\$2,291,000	\$2,204,000

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	\$10,241,000	\$3,897,000	\$14,138,000
To Private Individuals	\$8,136,000	\$3,849,000	\$11,985,000
Temporary Payroll	\$4,614,000	\$1,460,000	\$6,074,000
Ongoing Payroll	\$3,521,000	\$2,389,000	\$5,910,000
To the Public	\$2,106,000	\$48,000	\$2,154,000
Property Tax Revenue	\$1,934,000	N/A	\$1,934,000
Temporary Sales Tax Revenue	\$57,000	\$18,000	\$76,000
Ongoing Sales Tax Revenue	\$44,000	\$30,000	\$74,000
Purchases Sales Tax Revenue	\$71,000	N/A	\$71,000
STATE BENEFITS	\$508,000	\$230,000	\$738,000
To the Public	\$508,000	\$230,000	\$738,000
Temporary Income Tax Revenue	\$207,000	\$70,000	\$277,000
Ongoing Income Tax Revenue	\$127,000	\$111,000	\$237,000
Temporary Sales Tax Revenue	\$58,000	\$18,000	\$77,000
Ongoing Sales Tax Revenue	\$45,000	\$30,000	\$75,000
Purchases Sales Tax Revenue	\$72,000	N/A	\$72,000
Total Benefits to State & Region	\$10,750,000	\$4,127,000	\$14,876,000
Discounted Total Benefits (2%)	\$10,360,000	\$3,877,000	\$14,237,000

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	\$13,531,000	\$1,792,000	8:1
State	\$706,000	\$413,000	2:1
Grand Total	\$14,237,000	\$2,204,000	6:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

LeFrois Development, LLC
1020 Lehigh Station Road
Henrietta, NY 14467

**TENANT & PROJECT
ADDRESS:**

University of Rochester
875 Publishers Parkway
Webster, NY 14580

PROJECT SUMMARY:

LeFrois Development, LLC (LeFrois), proposes the construction of a facility to be leased to the University of Rochester (U of R). The \$7.2 million project will include construction a 32,000 square foot, single story building on 5.65 acres in the Town of Webster. The project will be primarily dedicated to Medical and Radiation Oncology services featuring a Linear Accelerator Vault, a unique device used in radiation treatments for patients with cancer that requires special construction. Also included in the project is an Ophthalmology practice and related services. LeFrois will provide the building shell, and the U of R will complete interior renovations, investing an additional \$8.3 million. The applicant is seeking approval of sales tax and mortgage recording tax exemptions and the LeasePlus property tax abatement. The tenant's purchases are not subject to sales tax. The project is expected to create 34 FTEs and relocate 30 FTEs over the next three years. The benefit to incentive ratio is 19.1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$7,246,000 – Lease/Leaseback with Abatement
\$ 260,688 – Sales Tax Exemption
\$ 43,500 – Mortgage Recording Tax Exemption

**JOBS: EXISTING:
NEW:
REQUIREMENT:**

30	FTEs
34	FTEs
3	FTEs

PUBLIC HEARING DATE:

March 13, 2020

**BENEFIT TO INCENTIVE
RATIO:**

19 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR
UNIVERSITY AND/OR MEDICAL RELATED FACILITIES IN WHICH A 501(C)3
ENTITY LEASES FROM A FOR-PROFIT ENTITY

APPROVED PURPOSE:

MEDICAL

Cost-Benefit Analysis for LeFrois Development, LLC (University of Rochester) Webster

Prepared by Imagine Monroe using InformAnalytics

Executive Summary

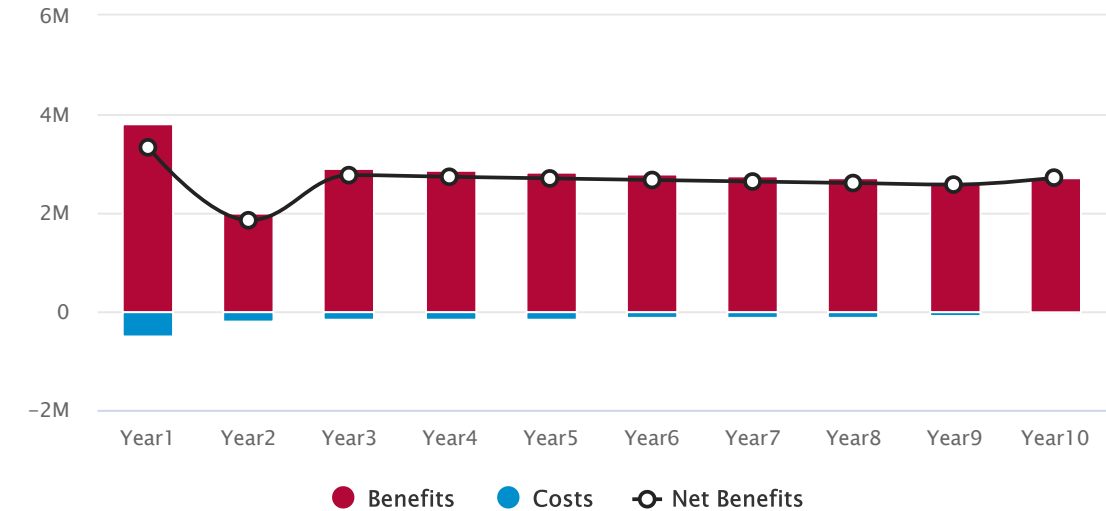
INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
LeFrois Development, LLC	\$7.2 Million	875 Publishers Parkway Webster, NY 14580	10 Years

F1

FIGURE 1

Discounted* Net Benefits for LeFrois Development, LLC (University of Rochester) Webster by Year

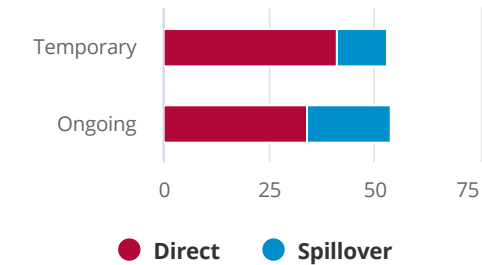
Total Net Benefits: \$26,544,000



F2

FIGURE 2

Total Jobs

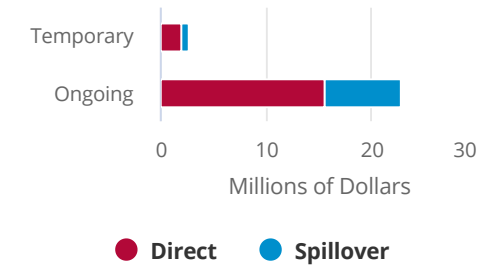


F3

FIGURE 3

Total Payroll

Discounted at 2%



Proposed Investment

LeFrois Development, LLC proposes to invest \$7.2 million at 875 Publishers Parkway Webster, NY 14580 over 10 years. Imagine Monroe staff summarize the proposed with the following: Development of a new 32,000 Square Foot, single story medical facility on 5.65 acres for the University of Rochester.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Construction of 32,000 SF medical facility	\$5,431,000
University of Rochester - Oncology + Opthamology	\$0
OTHER SPENDING	
Land/Building Purchase	\$1,050,000
Soft Costs	\$215,000
Interest & Commissions	\$550,000
Total Investments	\$7,246,000
Discounted Total (2%)	\$7,246,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for LeFrois Development, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,293,000	\$1,208,000
Sales Tax Exemption	\$258,000	\$258,000
Mortgage Recording Tax Exemption	\$44,000	\$44,000
Total Costs	\$1,595,000	\$1,510,000

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	\$20,154,000	\$8,728,000	\$28,882,000
To Private Individuals	\$19,156,000	\$8,621,000	\$27,777,000
Temporary Payroll	\$2,003,000	\$634,000	\$2,637,000
Ongoing Payroll	\$17,153,000	\$7,987,000	\$25,140,000
To the Public	\$998,000	\$107,000	\$1,105,000
Property Tax Revenue	\$760,000	N/A	\$760,000
Temporary Sales Tax Revenue	\$25,000	\$8,000	\$33,000
Ongoing Sales Tax Revenue	\$213,000	\$99,000	\$313,000
STATE BENEFITS	\$1,155,000	\$506,000	\$1,662,000
To the Public	\$1,155,000	\$506,000	\$1,662,000
Temporary Income Tax Revenue	\$90,000	\$30,000	\$120,000
Ongoing Income Tax Revenue	\$823,000	\$367,000	\$1,190,000
Temporary Sales Tax Revenue	\$25,000	\$8,000	\$33,000
Ongoing Sales Tax Revenue	\$217,000	\$101,000	\$318,000
Total Benefits to State & Region	\$21,309,000	\$9,235,000	\$30,544,000
Discounted Total Benefits (2%)	\$19,609,000	\$8,444,000	\$28,053,000

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	\$26,531,000	\$1,365,000	19:1
State	\$1,522,000	\$145,000	11:1
Grand Total	\$28,053,000	\$1,510,000	19:1

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

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County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

KRL Realty, LLC
125 Elmgrove Park
Rochester, NY 14624

**TENANT & PROJECT
ADDRESS:**

Five Star Tool Co., Inc.
125 Elmgrove Park
Rochester, NY 14624

PROJECT SUMMARY:

KRL Realty, LLC (KRL), a real estate holding company, and Five Star Tool Co., Inc. (Five Star), a related entity, are proposing a 15,000 square foot expansion to their existing facility in the Town of Gates. Founded in 1965, Five Star designs and manufactures precision metal cutting tools for industry and produces parts for the aerospace, medical, dental, firearms and automotive industries. Five Star requires additional floor space to increase efficiencies and facilitate growth. KRL seeks approval of a JobPlus property tax abatement, mortgage recording tax and sales tax exemptions. Five Star is requesting approval of sales tax exemption on purchases. The \$1.5 million project will create 5 FTEs over the next three years. The job requirement is 4. The benefit to incentive ratio is 20 : 1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$1,520,000 – Lease/Leaseback w/Abatement
\$ 66,880 – Sales Tax Exemption
\$ 10,650 – Mortgage Recording Tax Exemption

**JOBS: EXISTING:
NEW:
REQUIREMENT:**

34	FTEs
5	FTEs
4	FTEs

PUBLIC HEARING DATE:

March 12, 2020

**BENEFIT TO INCENTIVE
RATIO:**

20 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for KRL Realty LLC (Five Star Tool Co., Inc.)

Prepared by Imagine Monroe using InformAnalytics

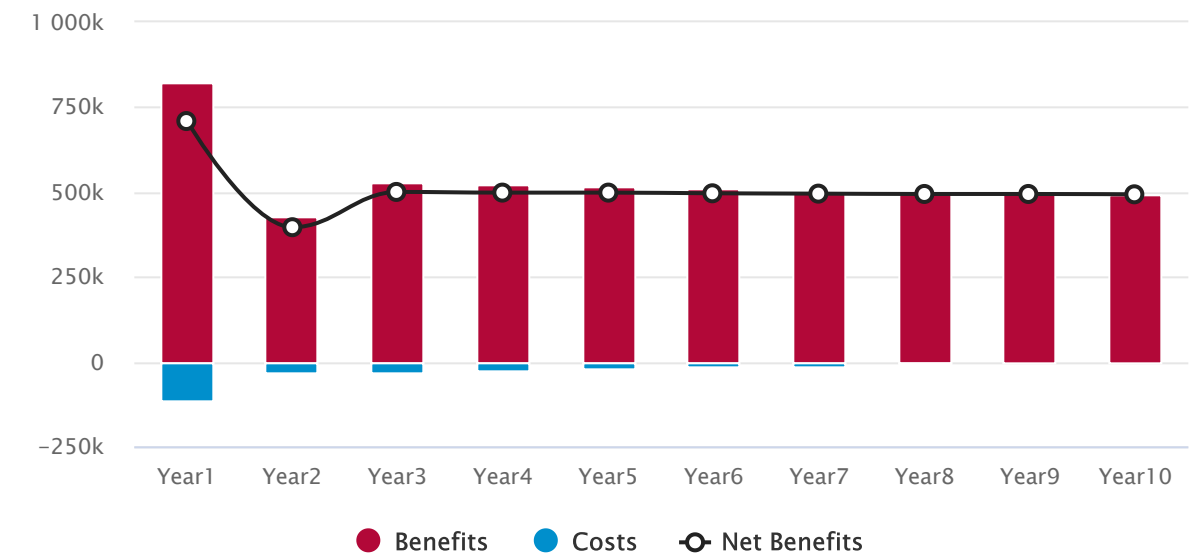
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
KRL Realty LLC	\$1.5 Million	125 Elmgrove Park Rochester NY 14624	10 Years

F1 FIGURE 1

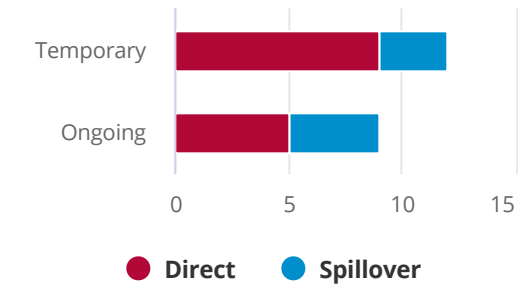
Discounted* Net Benefits for KRL Realty LLC (Five Star Tool Co., Inc.) by Year

Total Net Benefits: \$5,073,000



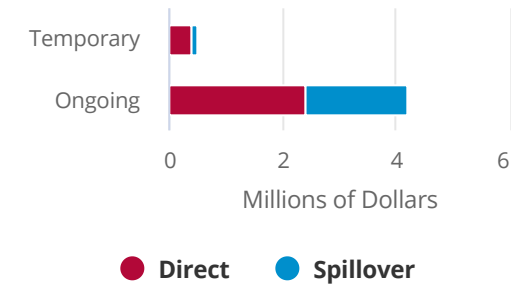
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

KRL Realty LLC proposes to invest \$1.5 million at 125 Elmgrove Park Rochester NY 14624 over 10 years. Imagine Monroe staff summarize the proposed with the following: Expansion project - new build of an adjacent 15,000 SF lot and connecting to the existing 15,000 SF building

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Expansion project - new build on an adjacent 15,000 SF lot and connecting to the existing 15,000 SF building	\$1,165,000
OTHER SPENDING	
Non Manufacturing Equipment	\$210,000
Fixtures and Furniture	\$25,000
Taxable Contingency	\$120,000
Total Investments	\$1,520,000
Discounted Total (2%)	\$1,520,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for KRL Realty LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$197,000	\$187,000
Sales Tax Exemption	\$66,000	\$66,000
Mortgage Recording Tax Exemption	\$11,000	\$11,000
Total Costs	\$274,000	\$264,000

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	\$3,389,000	\$2,086,000	\$5,475,000
To Private Individuals	\$3,109,000	\$2,061,000	\$5,170,000
Temporary Payroll	\$430,000	\$136,000	\$566,000
Ongoing Payroll	\$2,680,000	\$1,925,000	\$4,605,000
To the Public	\$279,000	\$26,000	\$305,000
Property Tax Revenue	\$241,000	N/A	\$241,000
Temporary Sales Tax Revenue	\$5,000	\$2,000	\$7,000
Ongoing Sales Tax Revenue	\$33,000	\$24,000	\$57,000
STATE BENEFITS	\$187,000	\$122,000	\$309,000
To the Public	\$187,000	\$122,000	\$309,000
Temporary Income Tax Revenue	\$19,000	\$7,000	\$26,000
Ongoing Income Tax Revenue	\$129,000	\$89,000	\$218,000
Temporary Sales Tax Revenue	\$5,000	\$2,000	\$7,000
Ongoing Sales Tax Revenue	\$34,000	\$24,000	\$58,000
Total Benefits to State & Region	\$3,576,000	\$2,208,000	\$5,784,000
Discounted Total Benefits (2%)	\$3,315,000	\$2,022,000	\$5,337,000

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	\$5,053,000	\$227,000	22:1
State	\$284,000	\$37,000	8:1
Grand Total	\$5,337,000	\$264,000	20:1

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

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County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

291 S. Plymouth, LLC
15 Fairhaven Road
Rochester, NY 14610

PROJECT ADDRESS:

291 S. Plymouth Avenue
Rochester, NY 14608

PROJECT SUMMARY:

291 S. Plymouth, LLC, a developer of residential properties, proposes to construct three townhomes for sale on an approximately 1/3 acre parcel in the Cornhill Neighborhood. The \$797,500 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 in achieving this goal. The 1,440 square foot, market rate, townhomes will have one-bedroom and two-car garages. 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.

PROJECT AMOUNT:
EXEMPTIONS:

\$797,500 – Lease/Leaseback with CHOICE Abatement
\$ 30,160 – Sales Tax Exemption
\$ 5,419 – Mortgage Recording Tax Exemption

JOBS: EXISTING:
NEW:
REQUIREMENT:

0	FTEs
0	FTEs
0	FTEs

PUBLIC HEARING DATE:

February 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:

COMMUNITY DEVELOPMENT

Cost-Benefit Analysis for 291 S Plymouth Ave (CHOICE program)

Prepared by Imagine Monroe using InformAnalytics

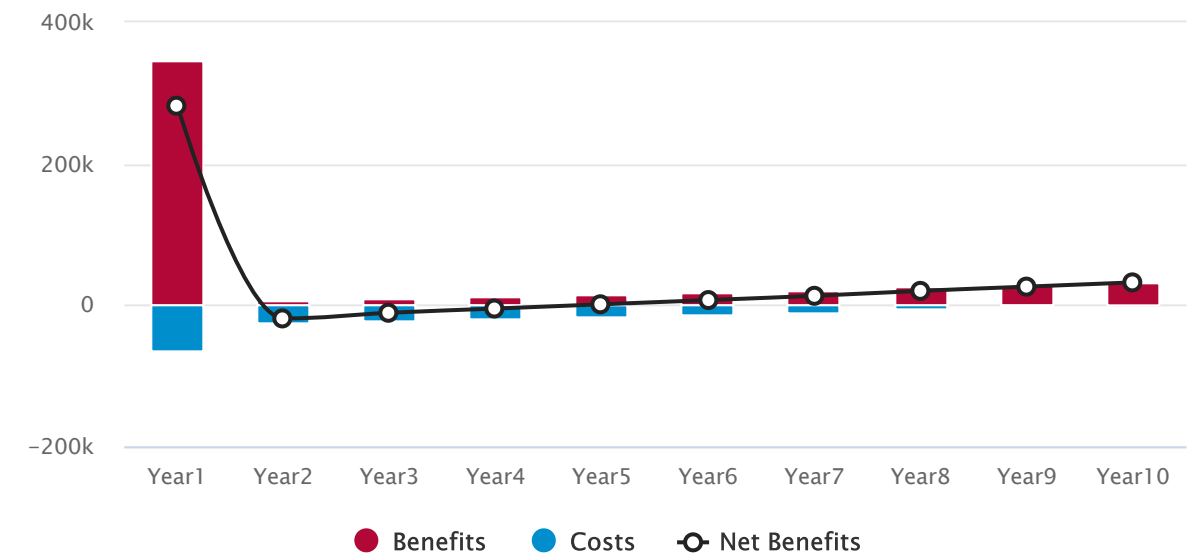
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
291 S. Plymouth, LLC	\$797.5 Thousand	291 S Plymouth Avenue Rochester NY 14608	10 Years

F1 FIGURE 1

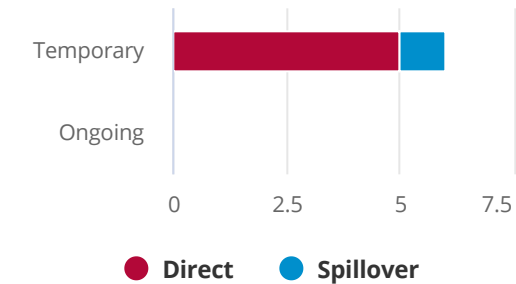
Discounted* Net Benefits for 291 S Plymouth Ave (CHOICE program) by Year

Total Net Benefits: \$347,000



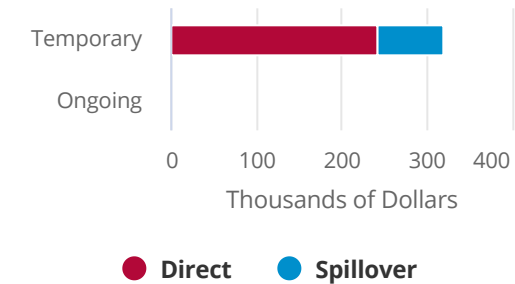
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

291 S. Plymouth, LLC proposes to invest \$797.5 thousand at 291 S Plymouth Avenue Rochester NY 14608 over 10 years. Imagine Monroe staff summarize the proposed with the following: New construction of 3 market-rate owner occupied residential units. Each approximately 1000 square feet with 400 square foot garage.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
60x25 structure - 3 townhouses approximately 1000 SF each with 400 SF, 2-car garage	\$659,000
OTHER SPENDING	
Land	\$75,000
Soft Costs	\$64,000
Total Investments	\$798,000
Discounted Total (2%)	\$798,000

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 Imagine Monroe. 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

Imagine Monroe is considering the following incentive package for 291 S. Plymouth, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$144,000	\$136,000
Sales Tax Exemption	\$30,000	\$30,000
Mortgage Recording Tax Exemption	\$5,000	\$5,000
Total Costs	\$179,000	\$172,000

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	\$422,000	\$78,000	\$500,000
To Private Individuals	\$243,000	\$77,000	\$320,000
Temporary Payroll	\$243,000	\$77,000	\$320,000
To the Public	\$179,000	\$957	\$180,000
Property Tax Revenue	\$176,000	N/A	\$176,000
Temporary Sales Tax Revenue	\$3,000	\$957	\$4,000
STATE BENEFITS	\$14,000	\$5,000	\$19,000
To the Public	\$14,000	\$5,000	\$19,000
Temporary Income Tax Revenue	\$11,000	\$4,000	\$15,000
Temporary Sales Tax Revenue	\$3,000	\$974	\$4,000
Total Benefits to State & Region	\$436,000	\$83,000	\$518,000
Discounted Total Benefits (2%)	\$436,000	\$83,000	\$518,000

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	\$155,000	3:1
State	\$19,000	\$17,000	1:1
Grand Total	\$518,000	\$172,000	3:1

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

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County of Monroe Industrial Development Agency
APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

Regional Distributors, Inc.
1281 Mount Read Blvd.
Rochester, New York 14606

PROJECT ADDRESS:

1281, 1285 Mount Read Blvd. and 1155 Lexington Ave.
Rochester, New York 14606

PROJECT SUMMARY:

Regional Distributors, Inc. (Regional) is a supplier of paper goods, food items, equipment, janitorial supplies and packaging to over 2,500 customers throughout New York State. The company, a New York State certified Women Business Enterprise, propose to renovate and reconfigure their buildings in the City of Rochester to improve logistics and create efficiencies. The renovation will allow for increased inventory of existing and new product lines. Regional is seeking Sales Tax Exemption for construction materials, furniture, fixtures and equipment purchases of \$582,552. The project will create 6 new FTEs over the next three years. The Benefit/Incentive ratio is 24 : 1

**PROJECT AMOUNT:
EXEMPTIONS:**

\$750,813 – Sales Tax Exemptions Only
\$ 46,604

**JOBS: EXISTING:
NEW:
REQUIREMENT:**

67	FTEs
6	FTEs
0	FTEs

**BENEFIT TO INCENTIVE
RATIO:**

24 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING

APPROVED PURPOSE:

JOB CREATION

Cost-Benefit Analysis for Regional Distributors, Inc. (Sales Tax Exemption only)

Prepared by Imagine Monroe using InformAnalytics

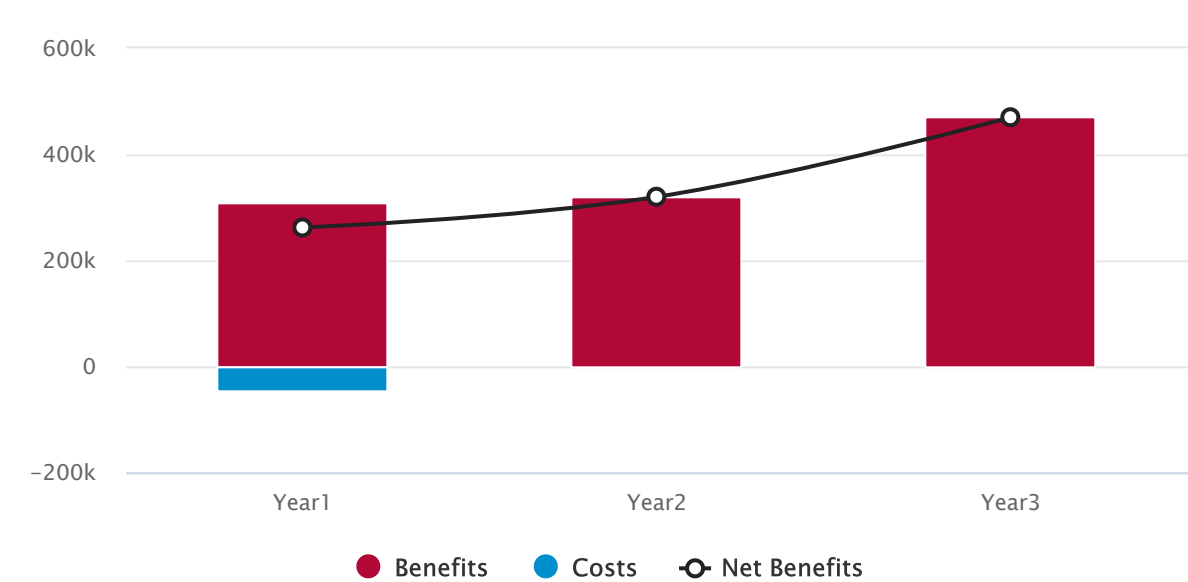
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Regional Distributors, Inc.	\$750.8 Thousand	1281 Mount Read Boulevard, Rochester NY 14606	3 Years

F1 FIGURE 1

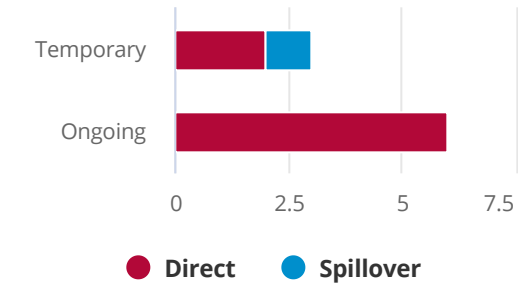
Discounted* Net Benefits for Regional Distributors, Inc. (Sales Tax Exemption only) by Year

Total Net Benefits: \$1,052,000



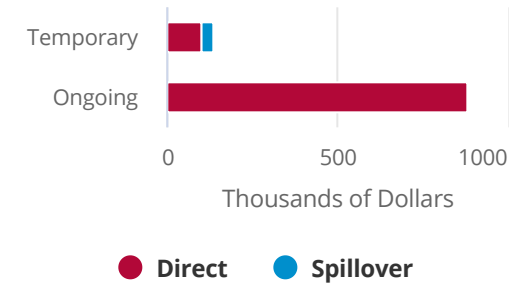
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Regional Distributors, Inc. proposes to invest \$750.8 thousand at 1281 Mount Read Boulevard, Rochester NY 14606 over 3 years. Imagine Monroe staff summarize the proposed with the following: Renovation and Modernization project - Sales Tax Exemption only on construction material, furniture and fixtures

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Sales Tax Exemption on construction materials and other eligible purchases	\$278,000
OTHER SPENDING	
Non-Manufacturing Equipment	\$376,000
Furniture and Fixtures	\$94,000
Soft Cost	\$3,000
Total Investments	\$751,000
Discounted Total (2%)	\$751,000

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 Imagine Monroe. The report calculates the costs and benefits for specified local taxing districts over the first 3 years, with future returns discounted at a 2% rate.

T2

TABLE 2

Estimated Costs or Incentives

Imagine Monroe is considering the following incentive package for Regional Distributors, Inc..

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$46,000	\$46,000
Total Costs	\$46,000	\$46,000

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	\$1,024,000	\$33,000	\$1,057,000
To Private Individuals	\$1,011,000	\$32,000	\$1,044,000
Temporary Payroll	\$103,000	\$32,000	\$135,000
Ongoing Payroll	\$909,000	\$0	\$909,000
To the Public	\$13,000	\$404	\$13,000
Temporary Sales Tax Revenue	\$1,000	\$404	\$2,000
Ongoing Sales Tax Revenue	\$11,000	\$0	\$11,000
STATE BENEFITS	\$65,000	\$2,000	\$67,000
To the Public	\$65,000	\$2,000	\$67,000
Temporary Income Tax Revenue	\$5,000	\$2,000	\$6,000
Ongoing Income Tax Revenue	\$47,000	\$0	\$47,000
Temporary Sales Tax Revenue	\$1,000	\$411	\$2,000
Ongoing Sales Tax Revenue	\$12,000	\$0	\$12,000
Total Benefits to State & Region	\$1,089,000	\$35,000	\$1,124,000
Discounted Total Benefits (2%)	\$1,063,000	\$35,000	\$1,098,000

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	\$1,033,000	\$23,000	45:1
State	\$65,000	\$23,000	3:1
Grand Total	\$1,098,000	\$46,000	24:1

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

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County of Monroe Industrial Development Agency

APPLICATION SUMMARY

DATE: March 17, 2020

APPLICANT:

Rochester Joint Schools Construction Board
1776 North Clinton Ave.
Rochester, NY 14621

PROJECT SUMMARY:

Rochester Joint Schools Construction Board (RJSCB) propose the issuance of the third and final tranche of Phase II of the Rochester Schools Modernization Program, originally approved by COMIDA in December of 2016, with the second tranche being approved in June of 2018. This tranche will not exceed \$55,466,081, the remaining availability under the original approval. RJSCB, Rochester City School Board and Rochester City Council approvals are required before the issuance of this tranche.

Excerpt - COMIDA Board meeting minutes December 6, 2016
Rochester Joint Schools Construction Board Tax Exempt Bond
Rochester Joint Schools Construction Board (RJCBB) was represented by Peppin Accilien. RJCBB as Agent for the Rochester City School District and the City of Rochester will be undertaking Phase II of the Rochester Schools Modernization Program. This program is part of the City School District's strategic plan and its move to a K-8, 9-12 grade structure, as well as review of facility usage, current building conditions, school capacity analysis and future enrollment projections. This Phase will include renovations, reconfigurations, interior and exterior renovations of 13 schools as well as the district wide technology upgrade. Phase I encompassed 12 schools and was approved by COMIDA in 2011 for Tax Exempt Bond financing. The applicant is seeking approval of \$435,000,000 in Tax Exempt Bond Financing. A Public Hearing was held in the City of Rochester on November 15, 2016.

PROJECT AMOUNT:

\$55,466,081 - third and final tranche of Phase II

PUBLIC HEARING DATE:

November 15, 2016