



POWERED BY COMIDA

APPLICATION SUMMARY

DATE: May 15, 2018

APPLICANT: Fairport JRM, LLC
1330 Niagara Falls Blvd.
Tonawanda, NY 14150

TENANT & PROJECT LOCATION: University of Rochester
1669 Pittsford-Victor road
Victor, NY 14564 (Town of Perinton)

PROJECT SUMMARY: Fairport JRM, LLC (JRM), proposes the construction an facility to be operated by the University of Rochester (U of R) located in the Town of Perinton. The project will occupy 13,630 sq. ft. (67%) of the 20,300 sq. ft. building. The services provided by the U of R will include an urgent care outpatient center and lab facility. A pediatric practice will relocate to the facility and provide specialized urgent care for children. Additionally, the facility will be equipped to provide ambulance service for patients. JRM will provide the building shell, and U of R will complete all interior renovations. U of R has received a certificate of need from the NYS Department of Health for this project. The project is projected to create 14 new FTEs over the next three years. The applicant is seeking approval of LeasePlus property tax abatement, sales and mortgage recording tax exemption on the 67% leased to the U of R. The job creation requirement is 2 FTE. The tenant’s purchases are not subject to sales tax. The Benefit/Incentive ratio is 3.3:1.

PROJECT AMOUNT: \$4,430,000 Lease/Leaseback with Abatement

JOBS: EXISTING: 0 FTEs
NEW: 14 FTEs
REQUIREMENT: 2 FTEs

REAL PROPERTY TAXES:
EXISTING: \$270,345 (TAXED IN FULL)
WITH IMPROVEMENTS: \$524,517 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE: April 16, 2018

BENEFIT TO INCENTIVE RATIO: 3.3:1

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

Board Report

Table 1: Basic Information

Project Applicant	Fairport JRM, LLC
Project Name	Fairport JRM, LLC
Project Industry	Ambulatory Health Care Services
Municipality	Perinton Town
School District	Victor
Type of Transaction	Lease
Project Cost	\$3,280,000
Mortgage Amount	\$3,680,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	14
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	\$1,151,100	
Total Project Incentives	\$349,315	
State and Regional Benefits to Incentives Ratio	3.3:1	
Projected Employment	State	Region
Total Employment	41	41
Direct**	14	14
Indirect***	3	3
Induced****	6	6
Temporary Construction (Direct and Indirect)	19	19

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

Total State and Regional Benefits	\$1,151,100
Income Tax Revenue	\$533,382
Property Tax/PILOT Revenue	\$254,173
Sales Tax Revenue	\$338,596
IDA Fee	\$24,950

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

Total Project Incentives	\$349,315
Mortgage Tax	\$27,600
Property Tax Above 485-b	\$235,772
Sales Tax	\$85,943

* Figures over 14 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: May 15, 2018

APPLICANT:

Buckingham Properties LLC
259 Alexander Street
Rochester, NY 14607

TENANT & PROJECT LOCATION:

SKYROC, LLC
90 S. Clinton Avenue
Rochester, NY 14607

PROJECT SUMMARY:

Buckingham Properties LLC (Buckingham) proposes the renovation of a vacant 3,815 sq. ft. structure in the City of Rochester. This structure is a connector between Legacy Tower and Xerox Tower as well as an access point for the Midtown Garage. This redevelopment is in conjunction with the Midtown redevelopment. The project requires installation of plumbing, drains and restrooms. The tenant, SKYROC, LLC (SKYROC) intends to create a hospitality and entertainment venue, open weekdays as well as Thursday, Friday and Saturday afternoons and evenings. SKYROC will provide Co-Work Space with free Wi-Fi Internet. The project is supported by the City of Rochester. The applicant is seeking approval of sales tax exemption on construction materials. SKYROC is seeking sales tax exemption on equipment, furniture and fixtures on \$245,000 of purchases. The project projects to create 3 FTEs and 13 PTE. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 3.4:1.

PROJECT AMOUNT:

\$645,000 Sales Tax Exemption Only

SALES TAX EXEMPTION:

\$ 33,040

JOBS: EXISTING:

0 FTEs

NEW:

9.5 FTEs

REQUIREMENT:

1 FTEs

PUBLIC HEARING DATE:

April 16, 2018

BENEFIT TO INCENTIVE RATIO:

3.4:1

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	Buckingham SKYROC
Project Name	SKYROC
Project Industry	Food Services and Drinking Places
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$645,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	10
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	\$287,914	
Total Project Incentives	\$33,040	
State and Regional Benefits to Incentives Ratio	8.7:1	
Projected Employment	State	Region
Total Employment	17	17
Direct**	10	10
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	5	5

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

Total State and Regional Benefits	\$287,914
Income Tax Revenue	\$60,145
Property Tax/PILOT Revenue	\$155,664
Sales Tax Revenue	\$68,530
IDA Fee	\$3,575

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

Total Project Incentives	\$33,040
Property Tax Above 485-b	\$-0
Sales Tax	\$33,040

* 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: May 15, 2018

APPLICANT:

Seton Properties New York, LLC 1700 Boulter Industrial Parkway Webster, NY 14580
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TENANT & PROJECT LOCATION:

Studco Building Systems US, LLC 1700 Boulter Industrial Parkway Webster, NY 14580

PROJECT SUMMARY:

Seton Properties New York, LLC (Seton) is a real estate holding company for affiliate Studco Building Systems US, LLC (Studco). Studco is a manufacturer of prefabricated framing systems and steel building products. In 2009, Studco constructed a 59,000 sq. ft. manufacturing plant in the Town of Webster and was approved for JobsPlus property tax abatement. Seton proposes the construction of a 56,000 sq. ft. expansion as well as furniture, fixtures, and equipment. Seton is seeking approval of JobsPlus property tax abatement, mortgage and sales tax exemption. Studco is seeking approval of sales tax exemption on \$60,000 for furniture and fixtures. The job creation requirement is 7 FTE. The Benefit/Incentive ratio is 2.9:1.
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PROJECT AMOUNT:

\$2.910,000 Lease/Leaseback with Abatement
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JOBS: EXISTING: 63 FTEs
NEW: 8 FTEs
REQUIREMENT: 7 FTEs

63	FTEs
8	FTEs
7	FTEs

REAL PROPERTY TAXES:
EXISTING: \$ 779,963 (TAXED IN FULL)
WITH IMPROVEMENTS: \$ 1,134,305 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

May 14, 2018

BENEFIT TO INCENTIVE RATIO:

2.9: 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	Studco 2018
Project Name	Studco 2018
Project Industry	Fabricated Metal Product Manufacturing
Municipality	Webster Town
School District	Webster
Type of Transaction	Lease
Project Cost	\$2,910,000
Mortgage Amount	\$2,850,000
Employment at Application (Annual FTEs)	63
Direct Employment Expected to Result from Project (Annual FTEs)	8
Direct Employment Required for PILOT (Annual FTEs)	6

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

Total State and Regional Benefits	\$846,051	
Total Project Incentives	\$288,190	
State and Regional Benefits to Incentives Ratio	2.9:1	
Projected Employment	State	Region
Total Employment	31	31
Direct**	8	8
Indirect***	3	3
Induced****	4	4
Temporary Construction (Direct and Indirect)	16	16

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

Total State and Regional Benefits	\$846,051
Income Tax Revenue	\$287,112
Property Tax/PILOT Revenue	\$354,343
Sales Tax Revenue	\$182,421
IDA Fee	\$22,175

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

Total Project Incentives	\$288,190
Mortgage Tax	\$21,375
Property Tax Above 485-b	\$121,615
Sales Tax	\$145,200

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APPLICATION SUMMARY

DATE: May 15, 2018

APPLICANT: Van Hook Service Co., Inc.
76 Seneca Avenue
Rochester, New York 14621

PROJECT SUMMARY: Van Hook Service Co., Inc. (VH), founded in 1973, provides industrial, commercial and public sector refrigeration and air conditioning services. VH is proposing to purchase up to eight fleet vehicles, cargo vans equipped for technicians at work sites. VH currently employs 80 FTEs and expects to create 4 new full-time positions. VH has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 6.4:1

PROJECT AMOUNT: \$325,000 – Sales Tax Exemptions Only

SALES TAX EXEMPTION: \$26,000

JOBS: EXISTING:	80	FTEs
NEW:	4	FTEs
GREATREBATE REQUIREMENT:	4	FTEs

BENEFIT TO INCENTIVE RATIO: 6.4:1

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	Van Hook Service Co, Inc.
Project Name	Van Hook - 2018
Project Industry	Construction
Type of Transaction	Tax Exemptions
Project Cost	\$325,000
Employment at Application (Annual FTEs)	80
Direct Employment Expected to Result from Project (Annual FTEs)	4
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	\$165,150	
Total Project Incentives	\$26,000	
State and Regional Benefits to Incentives Ratio	6.4:1	
Projected Employment	State	Region
Total Employment	7	7
Direct**	4	4
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$165,150
Income Tax Revenue	\$99,060
Sales Tax Revenue	\$66,090

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

Total Project Incentives	\$26,000
Sales Tax	\$26,000

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APPLICATION SUMMARY

DATE: May 15, 2018

APPLICANT:

Live Tiles, Corp.
61 Commercial Street, Suite 200
Rochester, NY 14614

PROJECT SUMMARY:

Live Tiles, Corp., (Live Tiles) a software company proposes to purchase equipment to establish an office in Monroe County. The Company develops transformative enterprise solutions and intelligent design, to reshape the way people interact with technology in the workplace. Live Tiles provides platforms for companies to develop dashboards, employee portals and corporate intranet that can be further enhanced by artificial intelligence and analytical features. Over the next 5 years the company expects to create 500 jobs in Monroe County. This request for the initial purchase to establish their office to include computers, network equipment, desks, chairs and appliances. Future requests are anticipated as the Company grows. Live Tiles has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 261 : 1

PROJECT AMOUNT:

\$300,000– Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$24,000

JOBS: EXISTING:

0 FTEs

NEW:

100 FTEs

**GREATREBATE
REQUIREMENT:**

1 FTEs

**BENEFIT TO INCENTIVE
RATIO:**

261 : 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	Live Tiles, Corp.
Project Name	Live Tiles, Corp.
Project Industry	Professional, Scientific, and Technical Services
Type of Transaction	Tax Exemptions
Project Cost	\$300,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	100

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

Total State and Regional Benefits	\$6,273,356	
Total Project Incentives	\$24,000	
State and Regional Benefits to Incentives Ratio	261.4:1	
Projected Employment	State	Region
Total Employment	194	194
Direct ^{**}	100	100
Indirect ^{***}	36	36
Induced ^{****}	58	58
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$6,273,356
Income Tax Revenue	\$3,919,798
Sales Tax Revenue	\$2,353,559

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

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

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