



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of \$350.00 is required. Please see page 10 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: One Forty-Five LLC
Address: 274 North Goodman street
City/State/Zip: Rochester, NY 14607
Tax Id No.: 81-1886813
Contact Name: Allan Stern
Title: Manager
Telephone: 5854429061
E-Mail: irene@sternproperties.com

B. Applicant's Legal Counsel

Name: Jordan Morgenstern
Firm: Morgenstern, Devoesick PLLC
Address: 1080 Pittsford Victor Road
City/State/Zip: Pittsford, NY 14534
Telephone: 5857625500
Email: jordan@morgdevo.com

C. Owners of Applicant Company (must total 100%). If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
<u>Marcia Stern</u>	<u>50</u>	<u>Member</u>
<u>Jordan Morgenstern</u>	<u>25</u>	<u>member</u>
<u>Adrian Morgenstern</u>	<u>25</u>	<u>member</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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II. PROJECT

A. Address of proposed project facility
255 North Goodman Street

Tax Map Parcel Number: 106.83-1-13.001

City/Town/Village: Rochester

School District: RCSD

Current Legal Owner of Property:

One Forty-Five LLC

C. Owners of User/Tenant Company (must total 100%)

If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title

B. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☐ Yes ☐ No

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

D. Benefits Requested (Check all that apply)

- ☒ Sales Tax Exemption
☒ Mortgage Recording Tax Exemption
☒ Real Property Tax Abatement
☐ Industrial Revenue Bond Financing

E. Description of project (check all that apply)

- ☒ New Construction
☐ Existing Facility
 ☐ Acquisition
 ☐ Expansion
 ☐ Renovation/Modernization
☐ Acquisition of machinery/equipment
☐ Other (specify) _____

DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY

NAICS Code: _____

see attachment 1,2,

II. PROJECT (cont'd)

F. Are other facilities or related companies located within New York State?

☐ Yes ☒ No

Location:

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? ☐ Yes ☒ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

☐ Yes ☒ No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

G. Would the project be undertaken without financial assistance from the Agency?

☐ Yes ☒ No

Please explain why financial assistance is necessary.

As a result of Covid-19 and other general market conditions, total project costs are up dramatically. Due to an increase in residential construction and significant supply chain disruptions, material prices have increased 20-50% over the last 12 months. In addition, for a variety of reasons, there is a general labor shortage which has forced labor/construction costs up dramatically. The financial feasibility of the project hinges on sales tax exemption and the real estate tax burden of the property. With standard real estate taxes, building a new project like this is not financially feasible. Our personal investment and the banks desire to make a loan on the project are 100% tied to the significant tax relief that COMIDA offers developments like this. Without real estate tax relief, there is no chance this project proceeds. This project will add construction jobs to the City economy, increase the City's housing supply, bring additional citizens into the City and significantly increase the City's real estate tax base.

H. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: 10/15/21

Anticipated Completion Date: 12/31/23

I. Contractor(s)

LeFrois Builders and Developers

J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

☒ YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

☐ NO

III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

☒ **JOBSPLUS**

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ **LEASEPLUS**

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ **ENHANCED JOBSPLUS**

Requirements:

- A minimum \$15 million investment **AND**
- A minimum of 100 new jobs

☐ **GREEN JOBSPLUS**

Requirements:

- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ **SHELTER RENT**

For student housing or affordable housing projects.

☐ **Local Tax Jurisdiction Sponsored PILOT**

☐ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.

Building Construction or Renovation

- | | |
|--------------|-----------------|
| a. Materials | a. \$ 6,500,000 |
| b. Labor | b. \$ 4,250,000 |

Site Work

- | | |
|---|-----------------|
| c. Materials | c. \$ 750,000 |
| d. Labor | d. \$ 750,000 |
| e. Non-Manufacturing Equipment | e. \$ _____ |
| f. Manufacturing Equipment | f. \$ _____ |
| g. Furniture and Fixtures | g. \$ 500,000 |
| h. Land and/or Building Purchase | h. \$ 1,500,000 |
| i. Soft Costs (Legal, Architect, Engineering) | i. \$ 750,000 |

- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs \$ 15,000,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- | | |
|---------------------------------------|------------------|
| a. Tax-Exempt Industrial Revenue Bond | a. \$ _____ |
| b. Taxable Industrial Revenue Bond | b. \$ _____ |
| c. Bank Financing | d. \$ 12,000,000 |
| d. Public Sources | e. \$ _____ |

Identify each state and federal grant/credit

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

- e. Equity \$ 3,000,000
- TOTAL SOURCES** \$ 15,000,000
(must equal Total Project Costs)

- C. Has the applicant made any arrangements for the financing of this project

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

5 Star Bank

V. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTIONS USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name _____

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) from which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

- | | |
|--------------------------------|-------------|
| a. Materials | a. \$ _____ |
| b. Labor | b. \$ _____ |
| c. Non-Manufacturing Equipment | c. \$ _____ |
| d. Manufacturing Equipment | d. \$ _____ |
| e. Furniture and Fixtures | d. \$ _____ |

Other (specify): e. _____ e. \$ _____

f. _____ f. \$ _____

g. _____ g. \$ _____

h. _____ h. \$ _____

Total Project Costs \$ 0

VI. Value of Incentives

A. IDA Benefit: Agency staff will indicate the amount of real property tax abatement, sales and mortgage recording tax benefits (the "PILOT Benefit") based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation.

** This section of this Application will be: (i) **completed by IDA Staff** based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption: \$ _____

C. Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ _____

D. Industrial Revenue Bond Benefit:

☐ IRB inducement amount, if requested: \$ _____

E. Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under Section IV.B.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: One Forty-Five LLC

Applicant: ☒ or User/Tenant: ☐

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)		1	1	1
Part Time (PTE)				
Total	0.00	1.00	1.00	1.00

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

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VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Company Name One Forty-Five LLC



Applicant: ☒ and/or User/Tenant: ☐

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Steuben, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement 45 days in advance of commencing work. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

 <u>ONE Forty Five LLC</u> (APPLICANT COMPANY)			 (TENANT COMPANY)		
 Signature	 , Title	<u>5/18/21</u> Date	 Signature	 , Title	 Date

IX. FEES

Transaction Type	Fees
Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales and Tax Exemption 3. Mortgage Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 0.75% of the total project cost Legal Fee: 0.33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* and/or Mortgage Recording Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 0.50% of the total project cost Legal Fee: 0.33% of the IDA fee. Minimum fee of \$750
Bond: Taxable or Tax-Exempt with Lease/Leaseback Including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption 3. Mortgage Tax Exemption	Application fee: Non-refundable \$350 IDA Fee: 1.25% of the total project cost Legal Fee: 0.33% of IDA fee Designated Bond Counsel fee is based on the complexity and amount of the transaction
Bond: Taxable or Tax-Exempt	Application fee: Non-refundable \$350 IDA Fee: 1.00% of the total project cost Legal fee: 0.33% of the IDA fee Designated Bond Counsel fee is based on the complexity and amount of the transaction.

If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

ONE Forty Five LLC
(APPLICANT COMPANY)

(TENANT COMPANY)

[Signature] 5/18/21
Signature , Title Date

Signature , Title Date

X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- D. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- E. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- G. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.
- H. Applicant hereby releases the COMIDA ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

ONE Forty Five LLC

Signature, Title Date 5/18/21

TENANT COMPANY

Signature, Title Date

Short Environmental Assessment Form

Part 1 - Project Information

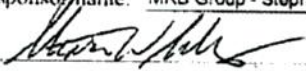
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: The Vanderbilt			
Project Location (describe, and attach a location map): <i>145 College Ave</i>			
Brief Description of Proposed Action: One Forty Five, LLC is proposing The Vanderbilt project at 255 North Goodman Street (145 College Ave) involving the construction of a 5-story mixed use building on a 0.75-acre parcel. The general footprint of the building is 230' x 70'. The lower at-grade level will include a 1,706 square foot retail space facing North Goodman Street. The remainder of the lower level is a fully enclosed and heated parking garage with spaces for 30 cars. Above the parking garage and retail space there will be four stories with 48 apartments, 36 – 1 bedroom and 12 – 2 bedroom. The building will have a brick façade and a height of about 68' from the North Goodman Street sidewalk to the top of the parapet. In addition to the parking garage, 24 exterior spaces are proposed with 20 perpendicular spaces along the front of the building and another 4 parallel spaces west of the building to meet code. Three ingress/egress points are proposed. Primary access is via an existing curb cut off North Goodman Street that will be widened to support 2-way traffic. The existing curb cut off College Avenue west of the proposed building will be narrowed to support a one-way exit only driveway. The third point of ingress/egress is a proposed curb cut off College Ave. to access the proposed lower level parking garage.			
Name of Applicant or Sponsor: One Forty Five, LLC		Telephone: 585-202-2271 E-Mail: allan@sternproperties.com	
Address: 274 North Goodman Street			
City/PO: Rochester	State: NY	Zip Code: 14607	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Water Bureau - water services, MCPW - sewers, MCHD - RPZ		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.75 acres	
b. Total acreage to be physically disturbed?		0.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.75 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

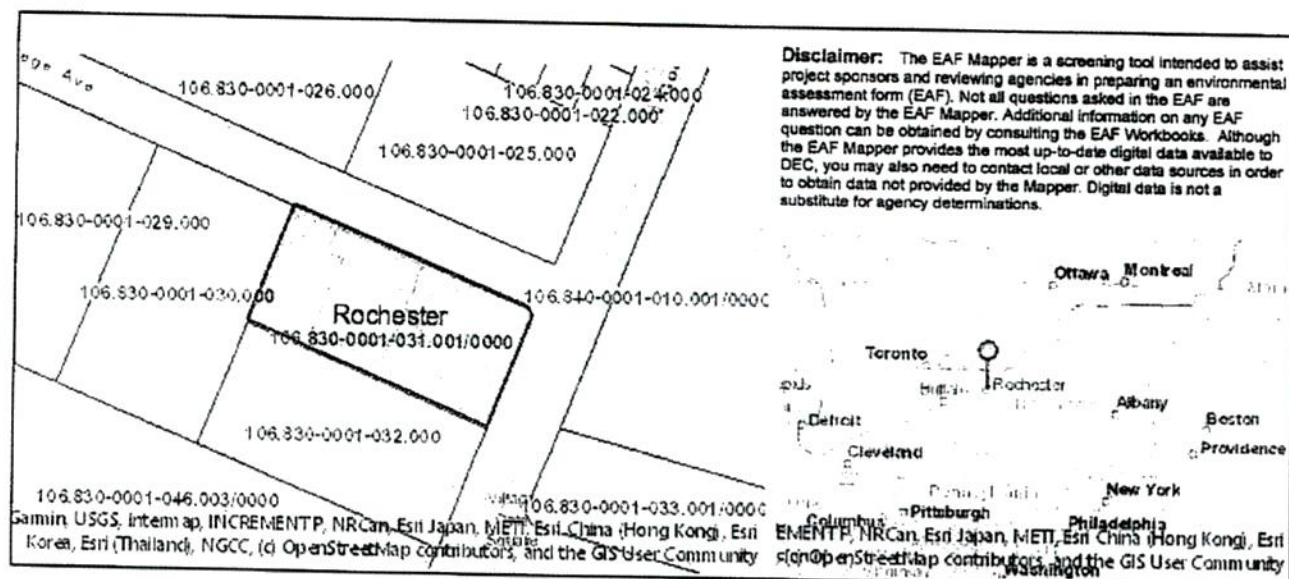
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater will be collected on-site and conveyed to the combined sewer along College Avenue which flows to the combined trunk sewer running along North Goodman Street.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
200 Anderson Ave and a cluster of surrounding parcels, approximately 1,500 feet from the site, was the location of the Davis-Howland Oil Company disposal site. Remediation actions were completed in 2002.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: MRB Group - Stephen Schultz as agent for One Forty Five, LLC Date: 4/15/21		
Signature:  Title: Project Engineer		

PRINT FORM

EAF Mapper Summary Report

Thursday, April 15, 2021 11:24 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Agency Use Only [If applicable]

Project:	SP-28-20-21 - 145 College Ave
Date:	5/17/21

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

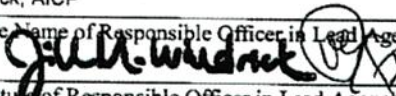
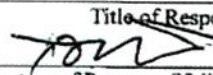
Project: SP-28-20-21

Date: 5/17/21

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Rochester - Zoning Office	5/17/21
Name of Lead Agency	Date
Jill M. Wiedrick, AICP	Manager of Zoning
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



City of Rochester

Department of Neighborhood and Business Development
30 Church St. Rm. 125B
Rochester, NY 14614
www.cityofrochester.gov

Bureau of
Buildings and Zoning

EAF Part 3 Addendum SP-28-20-21 145 College Avenue

All questions in part 2 were answered "no or small impact may occur".

The EAF Mapper triggered the site as being within 2000ft of the following environmental remediation sites:

C828115 - Rochester Drug Cooperative Building - 320 North Goodman Street - 2.7 Acre site adjacent to the railyard, approximately 500ft away from the subject site.

According to NYSDEC records, remediation included the removal of contaminated soils and groundwater from the site. A groundwater monitoring program, and a site management plan have been implemented. An environmental easement is in place, and a sub-slab depressurization system has been installed. No further actions are required other than maintaining institutional controls governing use of the site. As of January 2015, VOCs in groundwater have been non-detectable below the groundwater standard for several sampling events.

828088 - Davis-Howland Oil Corporation - 200 Anderson Ave - 1400ft from the subject property. Remediation at the site is complete.

C828160 - Former Staub's Textile Service, Inc. - 935, 951 East Main Street - 600+ft from the subject property. The property is in the Brownfield Cleanup Program.

C828210 - Rochester Steel Treating Works - 970+ft away from the subject property. The property is in the Brownfield Cleanup Program

The proposal will not have an adverse impact on nearby remediation sites based on prior remediation, monitoring and institutional controls, as well as the physical distance to the sites in question.

The EAF Mapper triggered the site as being near a potential Archeological Site. However, the subject site has been previously developed since at least 1910.

The EAF Mapper triggered the site as being near a State and National Register Listed or Eligible Site. According to the Cultural Resource Information System, the property is adjacent to an Eligible district containing a number of National Register Eligible properties including 88 College Ave, 284 North Goodman St, 274 North Goodman St, and 250 North Goodman St.

The proposed building design includes high quality materials and has been designed to blend within the existing neighborhood. The applicant has paid attention to detail in both the building and site design, and the final development will not have a significant adverse impact on the surrounding buildings.



City of Rochester

Office of Planning
City Hall Room 222B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Scott Thompson
City Planner

To: Tom Kicior, Sr. City Planner, Bureau of Buildings and Zoning

From: Scott Thompson, City Planner, Office of Planning

Date: May 5, 2021

Subject: Development Plans for 145 College Ave

The City of Rochester's Planning Office reviewed the plans for 145 College Avenue that were submitted to the Site Plan Review Committee. Please consider the following comments on the development's alignment with *Rochester 2034* and general planning and design principles.

The proposed development is aligned with the comprehensive plan in a number of ways, including the following:

- The development is located in an area that is classified as a Flexible Mixed-Use Character Area in the 2034 Placemaking Plan. This Character Area specifically recommends dense, mixed use development. (PMP-1)
- The building will be made of brick and masonry throughout, giving it a sense of quality and permanence, as well as respect for the historic context of the neighborhood (PMP-4f, HSG-4e)
- The proposed development has a street-friendly design that activates the sidewalk, including a building built to the sidewalk, first floor retail space, external lighting, and landscaping along the building perimeter and parking lot. (PMP-4b, TRN-2d)
- The development will create a dense, mixed-use building on a transit corridor and will complement the form of other buildings in the neighborhood. (HSG-4c, TRN-4b)
- The developer identified plans for bicycle parking located in the garage as an offset to the current parking requirements. (PMP-5b)

In addition to the bicycle parking located in the garage, consideration should be given to the inclusion of bike racks outside the building in a highly visible location. Locating racks close to the sidewalk will make the bikes more visible and secure.

Overall, we believe this is a development that will be a valuable addition to the neighborhood and the city. Thank you, and please contact us if you have any questions.





June 23, 2021

ATTACHMENT #1

We are proposing to demolish an existing 14,000 sq. ft. building that is over 70 years old. We would then build a new 49-50 unit apartment building that would consist of 45+/- market rate one (1) and two (2) bedroom apartments, and 4-5 affordable housing apartments. There would also be 1600 sq. ft. of retail along N. Goodman Street, which comprise less than 1% of the project cost.

The building will resemble the apartment building on the adjacent site. A combination of brick, metal, and glass with first floor parking and 4 stories of apartments above.

The building will be approximately 80,000 sq. ft. The rent in the market rate apartments will be between \$1.75 and 2.00 per sq ft. The affordable apartments will be for those whose income is at or below 60% of the Monroe County median household income.

June 23, 2021



Market Analysis- ATTACHMENT #2

We have conducted a market analysis of the viability of 48 new apartments of the style we would like to build in the Neighborhood of the Arts (NOTA) area. The following is what we found.

Stern Properties owns and manages approximately 150 loft style apartments, that were built between 2-25 years ago in NOTA. They are 98-100% leased out.

1255 University Ave. (one mile away) are loft style apartments, completed in the past 24 months. They are 95-100% occupied and the rent rate is \$1.60 +/- sq. ft. per month.

933 University Ave. (1/2 mile away) are loft style apartments completed 36 months ago. They are 90-100% occupied and are renting for \$1.75 +/- sq. ft. per month.

600 East Ave, (1/4 mile away) are high-end lofts completed within the past 36 months. They are 100% leased and are renting for \$1.95 +/- sq. ft. per month.

These examples are the closest comparatively in the NOTA area. We feel that the above shows that there is enough demand for additional housing in NOTA, for the style and price of our new property.



NORTH ELEVATION

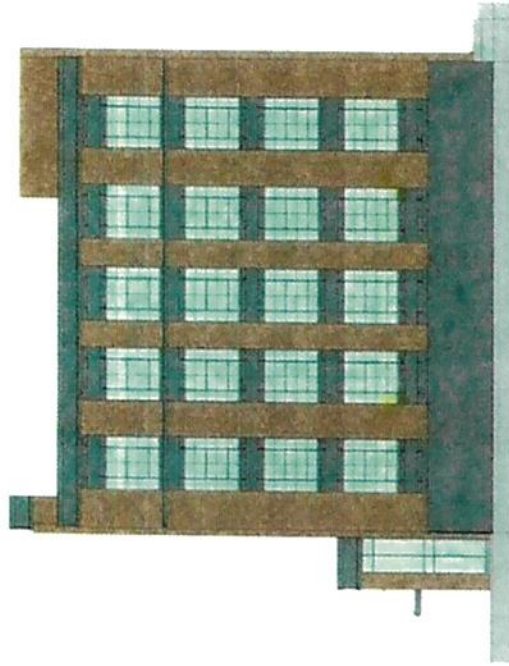
DATE: 10/1/07

SCALE: 1/8" = 1'-0"

SK-1

PARDI PARTNERSHIP, P.C.
25 CIRCLE STREET, LITTLE ROCK, AR 72207

NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PARDI PARTNERSHIP, P.C.



FRONT - REAR ELEVATIONS

PROJ. NO.
10000

DATE
10/10/10

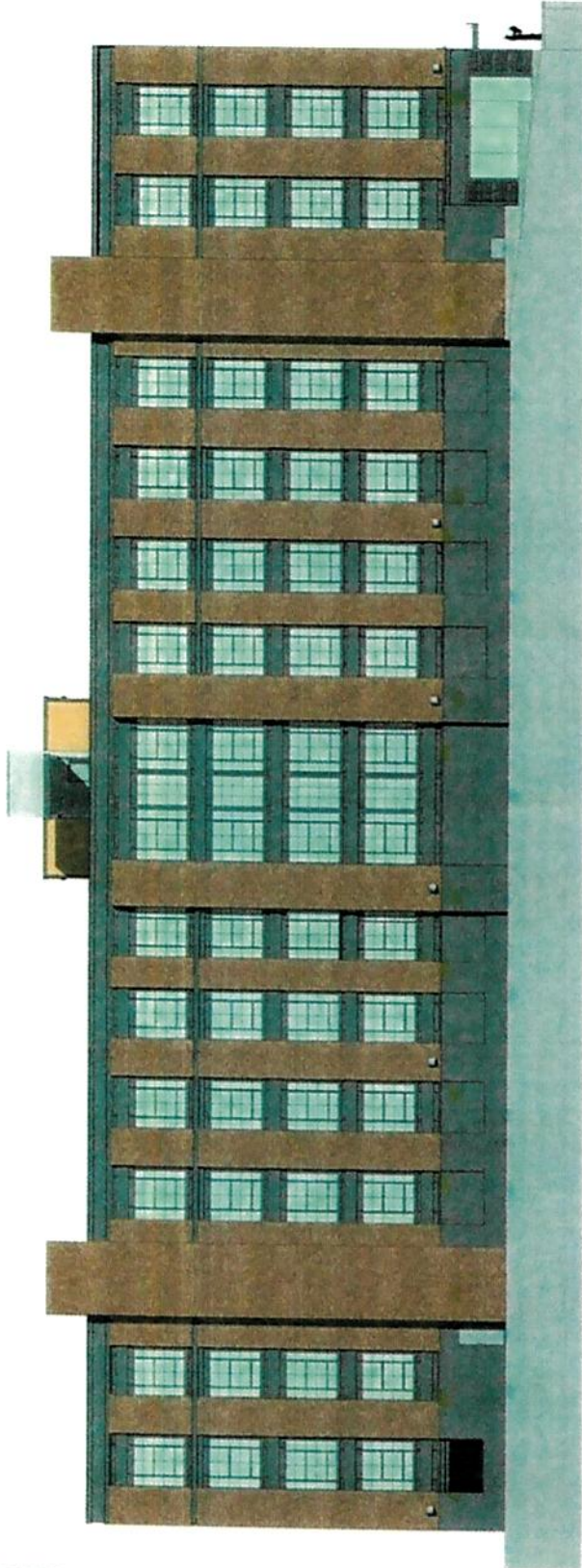
SCALE
1/8" = 1'-0"

DATE
10/10/10

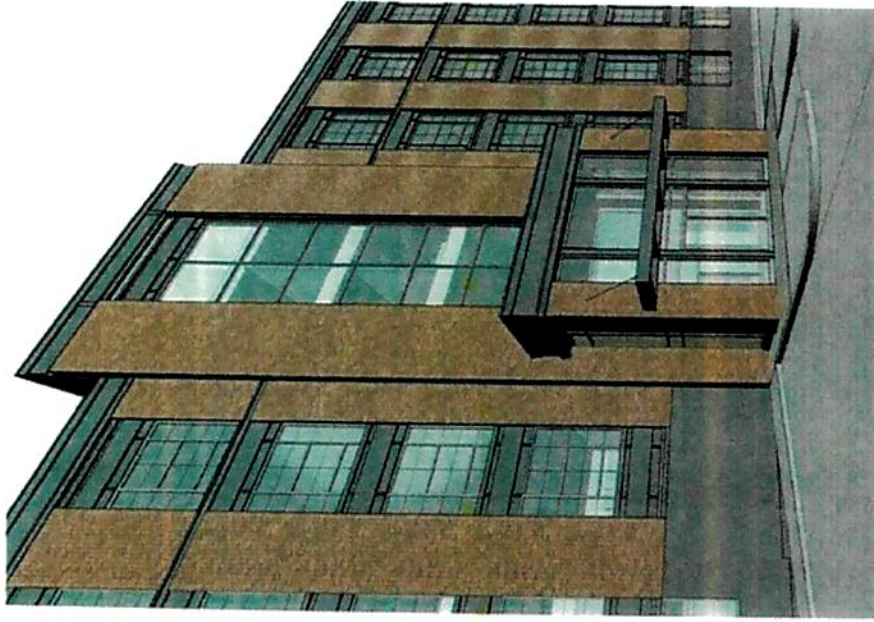
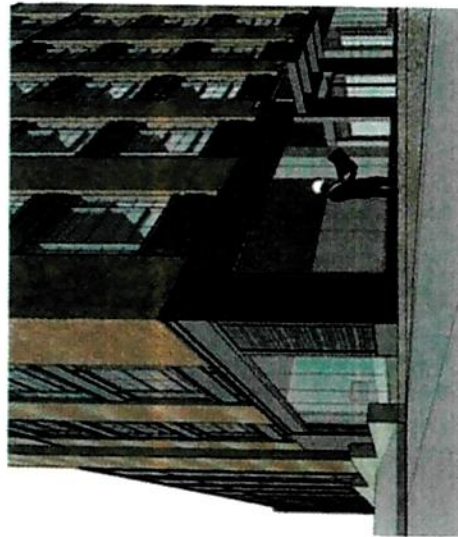
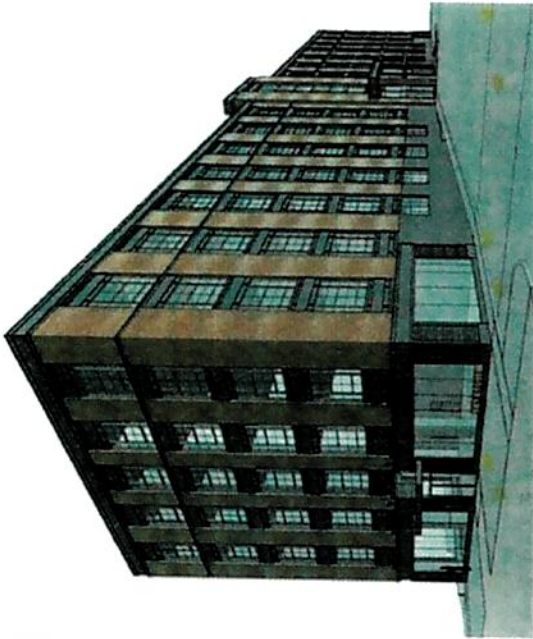
PARDI PARTNERSHIP, P.C.
20000 STREET, SUITE 100, ROCKFORD, IL 61107

NO. 10000
20000 STREET, SUITE 100, ROCKFORD, IL 61107
TEL. 815.398.1000

SK-2



SOUTH ELEVATION		DATE 10/10/10	SCALE 1" = 10'	PROJECT NO. 1000000000	SK-3
PARDI PARTNERSHIP, P.C. 25 SINGLE STREET SUITE 201 ROCHESTER NY 14601		FOR COUNCIL ON 100 NORTH GASTON STREET ROCHESTER NY 14601-1000			



PERSPECTIVE VIEWS

PROJ. NO.
10000

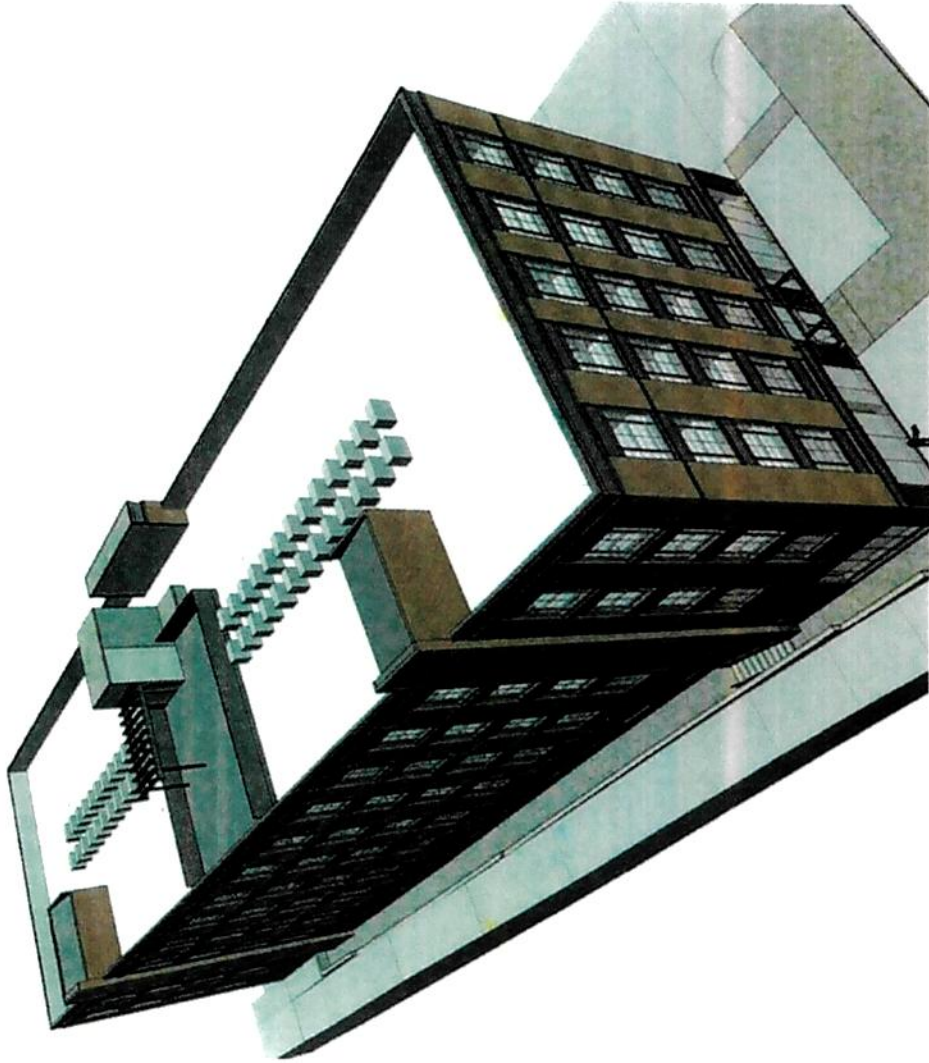
DATE
1/1/10

SCALE
1"=10'-0"

SHEET NO.
SK-4

PARDI PARTNERSHIP, P.C.
25 CARROLL STREET, SUITE 121, ROCHESTER, NY 14607

THE CARROLL
25 CARROLL STREET, SUITE 121, ROCHESTER, NY 14607
TEL: 716.442.1000



ROOF VIEW

PROJECT NO.
100000

DATE
10/10/00

SCALE
1/8" = 1'-0"

SECTION NO.
SK-5

PARDI PARTNERSHIP, P.C.
25 CIRCLE STREET, SUITE 101, ROCHESTER, NY 14607

THE CLIENT IS
JIT NORTH GROUP, INC. 200 WEST 10TH STREET
NEW YORK, NY 10011

Cost-Benefit Analysis for One Forty-Five LLC

Prepared by COMIDA using InformAnalytics

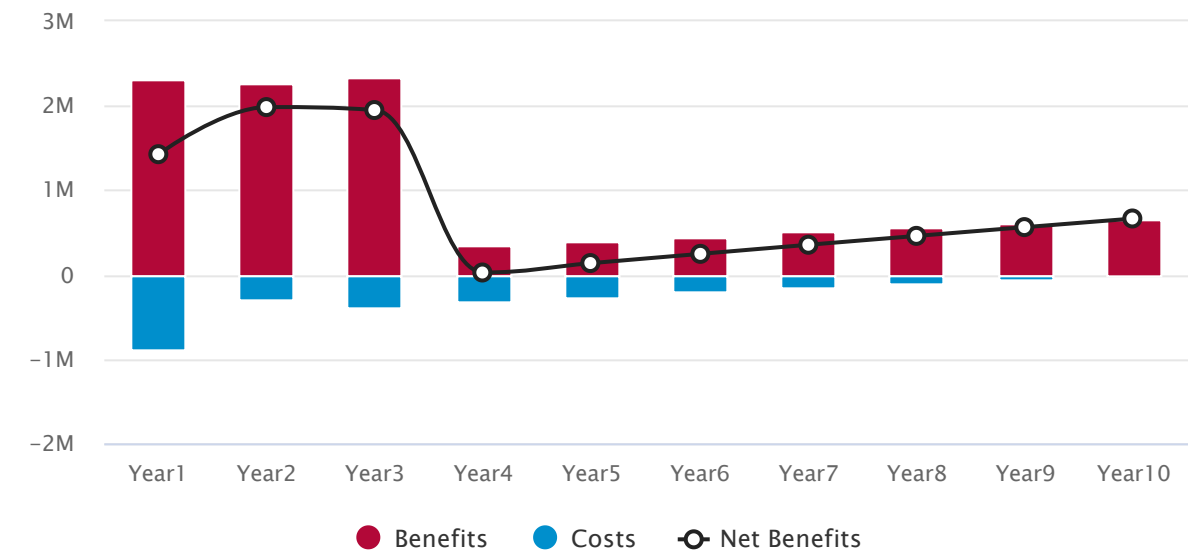
Executive Summary

INVESTOR	TOTAL JOBS	TOTAL INVESTED	LOCATION	TIMELINE
One Forty-Five LLC	3 Ongoing; 120 Temporary	\$15.0 Million	145 College Avenue, Rochester, NY 14607	10 Years

F1 FIGURE 1

Discounted* Net Benefits for One Forty-Five LLC by Year

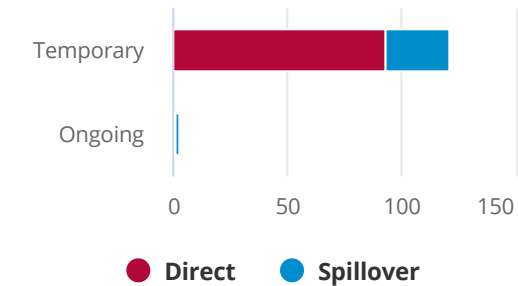
Total Net Benefits: \$7,801,000



Discounted at 2%

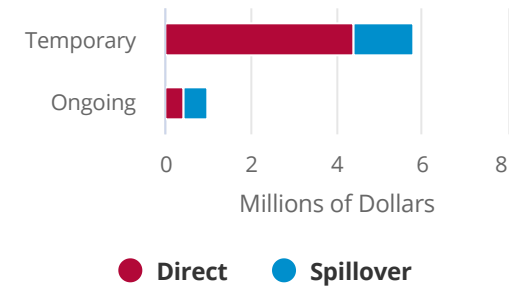
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

One Forty-Five LLC proposes to invest \$15.0 million at 145 College Avenue, Rochester, NY 14607 over 10 years. COMIDA staff summarize the proposed with the following: New apartment building in the City of Rochester

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Apartments	\$12,250,000
OTHER SPENDING	
FF&E	\$500,000
Building	\$1,500,000
Soft Costs	\$750,000
Total Investments	\$15,000,000
Discounted Total (2%)	\$14,761,000

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 One Forty-Five LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,039,000	\$1,914,000
Sales Tax Exemption	\$620,000	\$620,000
Mortgage Recording Tax Exemption	\$90,000	\$90,000
Total Costs	\$2,749,000	\$2,624,000

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	\$8,061,000	\$2,158,000	\$10,219,000
To Private Individuals	\$4,968,000	\$2,132,000	\$7,099,000
Temporary Payroll	\$4,518,000	\$1,429,000	\$5,947,000
Ongoing Payroll	\$450,000	\$702,000	\$1,152,000
To the Public	\$3,093,000	\$27,000	\$3,120,000
Property Tax Revenue	\$3,012,000	N/A	\$3,012,000
Temporary Sales Tax Revenue	\$56,000	\$18,000	\$74,000
Ongoing Sales Tax Revenue	\$6,000	\$9,000	\$14,000
Purchases Sales Tax Revenue	\$20,000	N/A	\$20,000
STATE BENEFITS	\$305,000	\$128,000	\$434,000
To the Public	\$305,000	\$128,000	\$434,000
Temporary Income Tax Revenue	\$202,000	\$69,000	\$271,000
Ongoing Income Tax Revenue	\$20,000	\$33,000	\$53,000
Temporary Sales Tax Revenue	\$57,000	\$18,000	\$75,000
Ongoing Sales Tax Revenue	\$6,000	\$9,000	\$15,000
Purchases Sales Tax Revenue	\$20,000	N/A	\$20,000
Total Benefits to State & Region	\$8,366,000	\$2,286,000	\$10,653,000
Discounted Total Benefits (2%)	\$8,232,000	\$2,194,000	\$10,425,000

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	\$10,004,000	\$2,282,000	4:1
State	\$421,000	\$343,000	1:1
Grand Total	\$10,425,000	\$2,624,000	4:1

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

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.