



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

45 Becker Road LLC
45 Becker Road
West Henrietta, NY 14586

TENANT & PROJECT LOCATION:

Pharmacy Alternatives
45 Becker Road
West Henrietta, NY 14586

PROJECT SUMMARY:

45 Becker Road LLC (45) a real estate holding company, will complete 8,070 sq. ft. of the 60,000 sq. ft. facility for the tenant Pharmacy Alternatives. The \$609,483 project projects the creation of 24 jobs over 3 years. Pharmacy Alternatives is a national pharmacy focused on serving individuals with cognitive, intellectual and developmental disabilities. Their approach includes specialized packaging and dispensing technology specially designed for the population served with medication management and education support. The applicant seeks JobsPlus property tax abatement, sales tax and mortgage recording tax exemption. The tenant seeks approval of sales tax exemption on tenant improvements and equipment purchases. The job creation requirement is 1. The benefit to incentive ratio is 14.3 : 1.

PROJECT AMOUNT:

\$609,483 Lease/Leaseback with Abatement

JOBS: EXISTING:

6 FTEs

NEW:

28 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$115,469 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$172,254 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

14.3 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	45 Becker Rd.
Project Name	45 Becker Rd.
Project Industry	Real Estate
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$609,483
Mortgage Amount	\$414,362
Employment at Application (Annual FTEs)	6
Direct Employment Expected to Result from Project (Annual FTEs)	29
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	\$1,195,775	
Total Project Incentives	\$83,337	
State and Regional Benefits to Incentives Ratio	14.3:1	
Projected Employment	State	Region
Total Employment	72	72
Direct**	29	29
Indirect***	23	23
Induced****	13	13
Temporary Construction (Direct and Indirect)	8	8

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

Total State and Regional Benefits	\$1,195,775
Income Tax Revenue	\$616,601
Property Tax/PILOT Revenue	\$56,785
Sales Tax Revenue	\$517,467
IDA Fee	\$4,921

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

Total Project Incentives	\$83,337
Mortgage Tax	\$3,108
Property Tax Above 485-b	\$56,939
Sales Tax	\$23,290

* Figures over 10 years and discounted by 2%

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

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

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

© Center for Governmental Research 2018. All rights reserved.

Powered by **InformANALYTICS**



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

550 East Main, LLC
50 University Ave.
Rochester, NY 14605

TENANT & PROJECT LOCATION:

Pullano, Mastrella and Lamb, Inc. d/b/a Envative
550 East Main Street.
Rochester, NY 14604

PROJECT SUMMARY:

550 East Main, LLC (550), a real estate holding company, will purchase and renovate 550 East Main St. in the City of Rochester for Envative, a custom software developer. Envative, founded 20 years ago, has out grown their 3,000 sq. ft. space on University Ave. The new 13,226 sq. ft. location will allow the company to create 24 additional jobs over the next 3 years. 550 East Main St. is located in a HUB Zone as designated by the US Small Business Administration. The company intends to apply for HUB Zone certification, which requires 35% of the workforce to be hired from within the HUB Zone. Additionally, the property will go back on the tax rolls as it has been off the tax rolls for 20 years. The project is expected to cost \$970,000. The applicant seeks the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The job creation requirement is 2. The benefit to incentive ratio is 12.8 : 1

PROJECT AMOUNT:

\$970,000 Lease/Leaseback with Abatement

JOBS: EXISTING:

19 FTEs

NEW:

14 FTEs

REQUIREMENT:

2 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 0 (\$296,379 IF TAXED IN FULL)

WITH IMPROVEMENTS:

\$344,211 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

12.8 : 1

SEQR:

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY:

TECHNOLOGY-BASED PRODUCER SERVICE COMPANY

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	Envative
Project Name	Enavative
Project Industry	Professional, Scientific, and Technical Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$970,000
Mortgage Amount	\$820,000
Employment at Application (Annual FTEs)	19
Direct Employment Expected to Result from Project (Annual FTEs)	14
Direct Employment Required for PILOT (Annual FTEs)	2

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

Total State and Regional Benefits	\$940,621	
Total Project Incentives	\$73,311	
State and Regional Benefits to Incentives Ratio	12.8:1	
Projected Employment	State	Region
Total Employment	30	30
Direct**	14	14
Indirect***	5	5
Induced****	8	8
Temporary Construction (Direct and Indirect)	2	2

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

Total State and Regional Benefits	\$940,621
Income Tax Revenue	\$552,918
Property Tax/PILOT Revenue	\$47,832
Sales Tax Revenue	\$332,246
IDA Fee	\$7,625

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

Total Project Incentives	\$73,311
Mortgage Tax	\$6,150
Property Tax Above 485-b	\$47,961
Sales Tax	\$19,200

* Figures over 10 years and discounted by 2%

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

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

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



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Innovative Data Processing Solutions Ltd.
3495 Winton Place, Building C, Suite 2
Rochester, NY 14623

PROJECT SUMMARY:

Innovative Data Processing Solutions Ltd. (Innovative) is a technology company that provides information technology solutions to small and medium sized businesses. Examples of technology solutions provided by Innovative include: IT services, application and database design, business continuity, consulting, data storage, information security and cloud services. The company currently operates out of their office in Winton Place. In order to accommodate demand and growth, Innovative needs additional space to operate. The company will relocate to the Riverwood Tech Campus in Henrietta, NY. Innovative currently employs a total of 61 people, 49 of which are in Monroe County. They expect to create 5 new full-time positions in Monroe County over the next year. Innovative has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The applicant seeks sales tax exemption on technology, furniture and fixtures purchases related to the relocation. The benefit to incentive ratio is 5:1.

PROJECT AMOUNT:

\$785,000 Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$62,800

JOBS: EXISTING:

NEW:

GREATRATE

REQUIREMENT:

49	FTEs
5	FTEs
4	FTEs

**BENEFIT TO INCENTIVE
RATIO:**

5:1

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	Innovative Data Processing Solutions Ltd.
Project Name	Innovative Data Processing Solutions Ltd.
Project Industry	Professional, Scientific, and Technical Services
Type of Transaction	Tax Exemptions
Project Cost	\$785,000
Employment at Application (Annual FTEs)	49
Direct Employment Expected to Result from Project (Annual FTEs)	5

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

Total State and Regional Benefits	\$313,668	
Total Project Incentives	\$62,800	
State and Regional Benefits to Incentives Ratio	5:1	
Projected Employment	State	Region
Total Employment	10	10
Direct**	5	5
Indirect***	2	2
Induced****	3	3
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$313,668
Income Tax Revenue	\$195,990
Sales Tax Revenue	\$117,678

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

Total Project Incentives	\$62,800
Sales Tax	\$62,800


* Figures over 10 years and discounted by 2%

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

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

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

© Center for Governmental Research 2018. All rights reserved.

Powered by **InformANALYTICS** 



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Bio-Optronics, Inc.
1890 Winton Road South, suite 190
Rochester, NY 14618

PROJECT SUMMARY:

Bio-Optronics Inc. (Bio-Optronics) a healthcare IT software developer for clinical research, patient and staff scheduling programs currently leases 10,544 square feet at 1890 Winton Rd. South in the Town of Brighton. The Company has outgrown the existing space and proposes to lease an additional 11,000 square feet. The applicant seeks sales tax exemption on equipment and furnishings for the expanded space at a cost of \$200,000. Bio-Optronics currently employs 66 FTEs and expects to create 2 new FTEs over the next year. The Company has been approved for the GreatRebate program by the Monroe County Industrial Development Corporation. The benefit to incentive ratio is 7.8 : 1.

PROJECT AMOUNT:

\$200,000 Sales Tax Exemptions Only - EquiPlus

SALES TAX EXEMPTION:

\$16,000

JOBS: EXISTING:

NEW:

**GREATREBATE
REQUIREMENT:**

67	FTEs
2	FTEs
2	FTEs

**BENEFIT TO INCENTIVE
RATIO:**

7.8 : 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	Bio-Optronics
Project Name	Bio-Optronix
Project Industry	Professional, Scientific, and Technical Services
Type of Transaction	Tax Exemptions
Project Cost	\$200,000
Employment at Application (Annual FTEs)	67
Direct Employment Expected to Result from Project (Annual FTEs)	2
Direct Employment Required for PILOT (Annual FTEs)	7

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

Total State and Regional Benefits	\$125,467	
Total Project Incentives	\$16,000	
State and Regional Benefits to Incentives Ratio	7.8:1	
Projected Employment	State	Region
Total Employment	4	4
Direct**	2	2
Indirect***	1	1
Induced****	1	1
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$125,467
Income Tax Revenue	\$78,396
Sales Tax Revenue	\$47,071

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

Total Project Incentives	\$16,000
Sales Tax	\$16,000

* Figures over 10 years and discounted by 2%

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

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

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

© Center for Governmental Research 2018. All rights reserved.

Powered by **InformANALYTICS**



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Highland Grove, LLC
301 Exchange Blvd
Rochester, NY 14608

PROJECT LOCATION:

625 S. Goodman Street
Rochester, NY 14620

PROJECT SUMMARY:

Highland Grove, LLC (Highland Grove) proposes to construct a 100 unit residential building. The applicant purchased the property from the Department of Transportation in 2015 and has been accepted into the NYS Brownfield program. The building will consist of 100 residential units ranging from 570 to 1,108 sq. ft. (2 studio, 73 one bedroom, 21 two bedroom and 4 two bedroom loft style units). The project will have 20% of the units set aside for affordable housing. The applicant indicates rents will range from \$777-\$1,750 per month. The structure will also include roof top solar panels capable of producing 340 kWhs annually. This property is located in a low to moderate income census tract. Highland Grove is requesting approval for mortgage recording tax and sales tax exemptions as well as the JobsPlus property tax abatement. The project will create 4 FTE. The job requirement is 1 FTE. The benefit to incentive ratio is 2.1 : 1.

PROJECT AMOUNT:

\$17,500,000 Lease/Leaseback with JobsPlus Abatement

JOBS: EXISTING:

0 FTEs

NEW:

4 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 116,930 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$ 3,861,043 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

2.1 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	Highland Grove, LLC
Project Name	Highland Grove, LLC
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$17,500,000
Mortgage Amount	\$14,875,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	4
Direct Employment Required for PILOT (Annual FTEs)	1

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

Total State and Regional Benefits	\$4,324,552	
Total Project Incentives	\$2,100,587	
State and Regional Benefits to Incentives Ratio	2.1:1	
Projected Employment	State	Region
Total Employment	163	163
Direct**	4	4
Indirect***	3	3
Induced****	2	2
Temporary Construction (Direct and Indirect)	154	154

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

Total State and Regional Benefits	\$4,324,552
Income Tax Revenue	\$339,690
Property Tax/PILOT Revenue	\$3,744,113
Sales Tax Revenue	\$240,750

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

Total Project Incentives	\$2,100,587
Mortgage Tax	\$111,563
Property Tax Above 485-b	\$1,285,025
Sales Tax	\$704,000

* Figures over 10 years and discounted by 2%

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

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

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



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

RCC Brighton, LLC
1950 Brighton Henrietta Town Line Road
Rochester, NY 14623

TENANT & PROJECT LOCATION:

DB- 1925 South Clinton, LLC dba *Doodle Bugs! Children's Learning Academy*
1925 South Clinton Avenue
Rochester, NY 14620 (Town of Brighton)

PROJECT SUMMARY:

RCC Brighton, LLC proposes to construct an 11,307 sq. ft. building on 1.683 acres in the Town of Brighton across the street from Shoppes at Lac De Ville. The building will house a Doodle Bugs! Children's Learning Academy day care center and include an outdoor playground of approximately 19,000 sq. ft. The center will have a license by NYS for the capacity of 176 children ranging in ages from 6 weeks to 12 years old. The applicant is seeking approval of the JobsPlus property tax abatement, mortgage recording tax and sales tax exemptions. The tenant, DB-1925 South Clinton, LLC is requesting approval of sales tax exemption on \$375,000 of purchases for furniture and fixtures. The tenant expects to create 25 full time jobs and 20 part time jobs. The job creation requirement is 1. The Benefit/Incentive ratio is 2.9:1

PROJECT AMOUNT:

\$3,875,941 Lease/Leaseback with Abatement

JOBS: EXISTING:

0 FTEs

NEW:

35 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 44,999 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$ 491,567 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 18, 2018

BENEFIT TO INCENTIVE RATIO:

2.9:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	RCC Brighton, LLC
Project Name	RCC Brighton, LLC
Project Industry	Educational Services
Municipality	Brighton Town
School District	Brighton
Type of Transaction	Lease
Project Cost	\$3,875,941
Mortgage Amount	\$2,800,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	35
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	\$1,700,778	
Total Project Incentives	\$579,895	
State and Regional Benefits to Incentives Ratio	2.9:1	
Projected Employment	State	Region
Total Employment	76	76
Direct**	35	35
Indirect***	5	5
Induced****	12	12
Temporary Construction (Direct and Indirect)	25	25

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

Total State and Regional Benefits	\$1,700,778
Income Tax Revenue	\$750,263
Property Tax/PILOT Revenue	\$446,569
Sales Tax Revenue	\$503,946

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

Total Project Incentives	\$579,895
Mortgage Tax	\$21,000
Property Tax Above 485-b	\$390,214
Sales Tax	\$168,681

* Figures over 10 years and discounted by 2%

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

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

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



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Lumber East LLC
550 Latona Rd., Building E, Suite 501
Rochester, NY 14626

TENANT & PROJECT LOCATION:

Fitness International
78 Rockwood St.
Rochester, NY

PROJECT SUMMARY:

Lumber East LLC, (Lumber East) is a real estate holding company that will redevelop a former lumber yard into a fitness club to be leased by Fitness International and operated under the LA Fitness brand. The current structure on the 3.15 acre parcel will be demolished and a 34,000 sq. ft. building constructed. The \$11.5 million project is projected to create 5 full time and 20 part time jobs over 3 years. The project is adjacent to a distressed census tract, # 10, in the City of Rochester. The applicant seeks approval of the JobsPlus property tax abatement, sales tax and mortgage recording tax exemptions. The Tenant is seeking approval of sales tax exemption on equipment purchases. The City of Rochester supports the project. The benefit to incentive ratio is 2.3 : 1.

PROJECT AMOUNT:

\$11,495,000 Lease/Leaseback with Abatement

JOBS: EXISTING:

0 FTEs

NEW:

15 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 135,006 (TAXED IN FULL)

WITH IMPROVEMENTS:

\$2,376,438 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

2.3 : 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

Board Report

Table 1: Basic Information

Project Applicant	Lumber East
Project Name	Lumber East
Project Industry	Personal and Laundry Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$11,495,000
Mortgage Amount	\$8,500,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	15
Direct Employment Required for PILOT (Annual FTEs)	1

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

Total State and Regional Benefits	\$2,853,833	
Total Project Incentives	\$1,264,616	
State and Regional Benefits to Incentives Ratio	2.3:1	
Projected Employment	State	Region
Total Employment	131	131
Direct**	15	15
Indirect***	3	3
Induced****	3	3
Temporary Construction (Direct and Indirect)	110	110

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

Total State and Regional Benefits	\$2,853,833
Income Tax Revenue	\$281,953
Property Tax/PILOT Revenue	\$2,241,374
Sales Tax Revenue	\$243,944
IDA Fee	\$86,563

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

Total Project Incentives	\$1,264,616
Mortgage Tax	\$63,750
Property Tax Above 485-b	\$769,266
Sales Tax	\$431,600

* Figures over 10 years and discounted by 2%

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

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

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



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

WBS Capital, Inc.
136-20 38th Avenue, Suite 9J
Flushing, NY 11354

PROJECT LOCATION:

1405 St. Paul St. & 13 additional parcels, refer to Schedule A
Rochester, NY 14621

PROJECT SUMMARY:

WBS Capital Inc. (WBS) a real estate investment company, proposes to purchase and redevelop the Kodak Hawkeye facility and nearby parcels on St. Paul St. in the City of Rochester. The Hawkeye facility, approximately 785,000 sq. ft. has been vacant since 2011. The project will be in 3 phases encompassing 14 parcels on 8.48 acres for an estimated cost of \$55.7 million. Phase 1 will rehab building 5, a 406,000 sq. ft. building at a cost of \$22.5 million. The first tenant, New Star FTZ Group, will lease approximately one quarter of the building and apply for the Federal designation as a Foreign Trade Zone. Phase 1 is projected to create 30 jobs. Later phases will include a training center, office building and affordable housing. The applicant is seeking approval for a JobsPlus property tax abatement and sales tax exemption for phase 1 and mortgage recording tax exemption on the purchase of all 14 parcels for all 3 phases of the project. The Hawkeye facility is under DEC clean-up agreements. The City of Rochester supports the project. The benefit to incentive ratio is 1.3 : 1.

PROJECT AMOUNT:

\$22,560,341 Lease/Leaseback with Abatement phase 1
\$55,727,145 Full Project – for reference only

JOBS: EXISTING:

NEW:

REQUIREMENT:

0	FTEs
30	FTEs
1	FTEs

REAL PROPERTY TAXES:

EXISTING:

WITH IMPROVEMENTS:

\$ 670,981 (TAXED IN FULL)
\$2,954,670 (ABATEMENT APPLIES TO INCREASE ONLY)

PUBLIC HEARING DATE:

September 17, 2018

BENEFIT TO INCENTIVE RATIO:

1.3 : 1 - Phase 1 / 1.1 : 1 Total Project based on 30 FTE

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT



Board Report

Table 1: Basic Information

Project Applicant	WBS Capital Phase 1 - Hawkeye Complex
Project Name	Hawkeye Complex - Phase 1
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$22,560,341
Mortgage Amount	\$15,123,908
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	30
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	\$4,089,954	
Total Project Incentives	\$3,258,879	
State and Regional Benefits to Incentives Ratio	1.3:1	
Projected Employment	State	Region
Total Employment	243	243
Direct**	30	30
Indirect***	23	23
Induced****	13	13
Temporary Construction (Direct and Indirect)	177	177

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

Total State and Regional Benefits	\$4,089,954
Income Tax Revenue	\$915,781
Property Tax/PILOT Revenue	\$2,283,689
Sales Tax Revenue	\$720,931
IDA Fee	\$169,553

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

Total Project Incentives	\$3,258,879
Mortgage Tax	\$113,429
Property Tax Above 485-b	\$2,289,874
Sales Tax	\$855,576

* Figures over 10 years and discounted by 2%

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

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

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

© Center for Governmental Research 2018. All rights reserved.

Powered by **InformANALYTICS**



APPLICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

Buckingham Properties LLC
290 Alexander Street
Rochester, NY 14607

TENANT & PROJECT LOCATION:

The Unity Hospital of Rochester/Rochester Regional Health System
81 Lake Ave.
Rochester, NY 14608

PROJECT SUMMARY:

Buckingham Properties, LLC (Buckingham) proposes to renovate the Evelyn Brandon Health Center (EBHC) in the City of Rochester. The property is located in a distressed census tract, # 2. EBHC is part of the Rochester Regional Health System and provides intensive psychiatric rehabilitation treatment for those with serious and persistent illnesses and chemical dependency. Buckingham will modernize the 66,000 sq. ft. building which will include new windows and a high efficiency HVAC system as well as updating the building façade. The applicant is seeking mortgage recording tax and sales tax exemption only on the construction materials. The benefit to incentive ratio is 2 : 1.

PROJECT AMOUNT:

\$2,990,707 Lease/Leaseback Tax Exemptions Only

JOBS: EXISTING:

123 FTEs

NEW:

5 FTEs

PUBLIC HEARING DATE:

September 18, 2018

BENEFIT TO INCENTIVE RATIO:

2 : 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	Buckingham Properties 81 Lake Ave.
Project Name	81 Lake Ave.
Project Industry	Hospitals
Type of Transaction	Tax Exemptions
Project Cost	\$2,990,707
Mortgage Amount	\$2,400,000
Employment at Application (Annual FTEs)	123
Direct Employment Expected to Result from Project (Annual FTEs)	5
Direct Employment Required for PILOT (Annual FTEs)	12

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

Total State and Regional Benefits	\$313,744	
Total Project Incentives	\$156,754	
State and Regional Benefits to Incentives Ratio	2:1	
Projected Employment	State	Region
Total Employment	39	39
Direct**	5	5
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	30	30

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

Total State and Regional Benefits	\$313,744
Income Tax Revenue	\$181,784
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$116,656
IDA Fee	\$15,304

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

Total Project Incentives	\$156,754
Mortgage Tax	\$18,000
Sales Tax	\$138,754

* Figures over 10 years and discounted by 2%

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

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

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

© Center for Governmental Research 2018. All rights reserved.

Powered by **informANALYTICS**



APPLICATION FOR MODIFICATION SUMMARY

DATE: September 18, 2018

APPLICANT:

American Packaging Corporation
100 APC Way
Churchville, NY 14428

ORIGINAL APPROVAL DATE:

February 21, 2017

MODIFICATION REQUEST:

American Packaging corporation is a manufacturer of packaging for the food, beverage, medical, personal care and other specialty markets. In early 2017, the company selected Monroe County for a multi-phase expansion of the flexible packaging product line. At that time, Phase 1 of the \$48 million multi-phase project was approved. The applicant is seeking approval of Phase II at a cost of \$8.7 million. In February 2017 employment was 170 FTEs, at year end 2017 employment was 283 FTEs. The applicant is seeking approval of an increase in the property tax abatement, sales tax and mortgage recording exemptions.

PROJECT AMOUNT

<u>ORIGINAL</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
\$19,965,000	\$13,100,000	\$33,065,000

EXEMPTIONS:

SALES TAX EXEMPTIONS:

<u>ORIGINAL TOTAL</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
\$608,320	\$698,000	\$1,306,320
0	\$65,625	\$65,625
\$4,267,592	\$824,258	\$5,091,850

MORTGAGE RECORD TAX EXEMPTIONS

REAL PROPERTY TAX EXEMPTIONS

TOTAL EXEMPTIONS

BENEFIT TO INCENTIVE RATIO:

<u>Original</u>	<u>Modified</u>
2.7 : 1	1.8 : 1

Board Report

Table 1: Basic Information

Project Applicant	American Pkg - Phases I & II
Project Name	APC I & II
Project Industry	Plastics and Rubber Products Manufacturing
Municipality	Chili Town
School District	Churchville-Chili
Type of Transaction	Lease
Project Cost	\$33,065,000
Mortgage Amount	\$8,750,000
Employment at Application (Annual FTEs)	170
Direct Employment Expected to Result from Project (Annual FTEs)	170 (70 created and 100 retained)
Direct Employment Required for PILOT (Annual FTEs)	17

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

Total State and Regional Benefits	\$11,398,418	
Total Project Incentives	\$6,463,795	
State and Regional Benefits to Incentives Ratio	1.8:1	
Projected Employment	State	Region
Total Employment	701	701
Direct**	170 (70 created and 100 retained)	170 (70 created and 100 retained)
Indirect***	57	57
Induced****	82	82
Temporary Construction (Direct and Indirect)	392	392

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

Total State and Regional Benefits	\$11,398,418
Income Tax Revenue	\$6,073,603
Property Tax/PILOT Revenue	\$1,272,901
Sales Tax Revenue	\$3,803,577
IDA Fee	\$248,338

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

Total Project Incentives	\$6,463,795
Mortgage Tax	\$65,625
Property Tax Above 485-b	\$5,091,850
Sales Tax	\$1,306,320

* Figures over 10 years and discounted by 2%

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

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

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