

APPLICATION SUMMARY

DATE: April 15, 2014

APPLICANT:

Koziar Henrietta LLC 68 Union Street Westfield, MA 01085
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TENANT & PROJECT ADDRESS:

Horizon Solutions LLC 125, 175, 200 Josons Drive Rochester, New York 14623
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PROJECT SUMMARY:



<p>Koziar Henrietta LLC is proposing construction of a 33,375 square foot building on 8.9 acres in the Town of Henrietta. The building will be leased to a related entity, Horizon Solutions LLC (HS), a privately held, value-add electrical/industrial distributor. HS, founded in Rochester in 1857 as the Sidney B Roby Company, is headquartered in Rochester with branches in Albany and Elmira, Massachusetts, Maine and New Hampshire. The \$4,250,000 project will impact 70 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 7 FTEs. HS is seeking sales tax exemption on equipment furniture and fixtures.</p>

PROJECT AMOUNT:

APPLICANT:	\$4,000,000 – Lease/Leaseback with JobsPlus
TENANT:	\$ 250,000 – Sales Tax Exemptions Only

JOBS: EXISTING:

NEW:	70 FTEs
REQUIREMENT:	9 FTEs
	7 FTEs

REAL PROPERTY TAXES (10 YEARS):

EXISTING:	\$ 45,958
WITH NEW CONSTRUCTION:	\$452,841

PUBLIC HEARING DATE:

April 15, 2014

BENEFIT TO INCENTIVE RATIO:

3.4 : 1

SEQR:

Reviewed and process is complete.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Koziar Henrietta LLC
Project Name	Horizon Solutions LLC
Project Industry	Wholesale Trade
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$4,250,000
Mortgage Amount	\$3,200,000
Employment at Application (Annual FTEs)	70
Direct Employment Expected to Result from Project (Annual FTEs)	9
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	\$1,124,569	
Total Project Incentives	\$330,685	
State and Regional Benefits to Incentives Ratio	3.4:1	
Projected Employment	State	Region
Total Employment	51	51
Direct ^{**}	9	9
Indirect ^{***}	4	4
Induced ^{****}	6	6
Temporary Construction (Direct and Indirect)	32	32

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

Total State and Regional Benefits	\$1,124,569
Income Tax Revenue	\$434,691
Property Tax/PILOT Revenue	\$406,883
Sales Tax Revenue	\$250,770
IDA Fee	\$32,225

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

Total Project Incentives	\$330,685
Mortgage Tax	\$32,000
Property Tax Above 485-b	\$147,485
Sales Tax	\$151,200

* Figures over 10 years and discounted by 3.49%

** 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: April 15, 2014

APPLICANT:

Gallina Development Corporation 1890 South Winton Road, Suite 100 Rochester, New York 14618

TENANT & PROJECT ADDRESS:

C&C North America Inc. dba Cosentino North America 225 Mile Crossing Blvd. Rochester, New York 14624

PROJECT SUMMARY:



Gallina Development Corporation, a local real estate development company, is proposing to build a 25,000 square foot commercial building on 3.22 acres in the Town of Gates. The building will be leased by C&C North America Inc. dba Cosentino North America and used as a showroom and distribution center for solid surface materials including natural stone, quartz and recycled surfaces. The \$2,895,000 project is projected to create 10 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. Cosentino is seeking sales tax exemption on build out costs, equipment, furniture and fixtures.

PROJECT AMOUNT:

APPLICANT:	\$1,550,000 – Lease/Leaseback with JobsPlus
TENANT:	\$1,345,000 – Sales Tax Exemptions Only

JOBS: EXISTING:	0 FTEs
NEW:	10 FTEs
REQUIREMENT:	1 FTEs

REAL PROPERTY TAXES (10 YEARS):

EXISTING:	\$62,188
WITH NEW CONSTRUCTION:	\$401,220

PUBLIC HEARING DATE:

April 14, 2014

BENEFIT TO INCENTIVE RATIO:

2 : 1

SEQR:

Reviewed and process is complete.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

_____ Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Gallina - Cosentino
Project Name	New Distribution Center
Project Industry	Building Material and Garden Equipment and Supplies Dealers
Municipality	Gates Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$2,895,000
Mortgage Amount	\$1,300,000
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	\$559,310	
Total Project Incentives	\$274,743	
State and Regional Benefits to Incentives Ratio	2:1	
Projected Employment	State	Region
Total Employment	30	30
Direct ^{**}	10	10
Indirect ^{***}	0	0
Induced ^{****}	0	0
Temporary Construction (Direct and Indirect)	20	20

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

Total State and Regional Benefits	\$559,310
Income Tax Revenue	\$108,583
Property Tax/PILOT Revenue	\$339,032
Sales Tax Revenue	\$89,633
IDA Fee	\$22,063

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

Total Project Incentives	\$274,743
Mortgage Tax	\$13,000
Property Tax Above 485-b	\$122,891
Sales Tax	\$138,852

* Figures over 10 years and discounted by 3.49%

** 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: April 15, 2014

APPLICANT:

929 Holt Road LLC 550 Latona Road, Building E, Suite 501 Rochester, New York 14626
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TENANT & PROJECT ADDRESS:

Fitness International LLC 929 Holt Road Webster, New York 14580

PROJECT SUMMARY:



929 Holt Road LLC, a local real estate development company, is proposing the construction of a 35,000 square foot fitness center on approximately 7 acres in the Town of Webster. The property will be leased to Fitness International LLC which operates as LA Fitness. The \$10,361,054 project is projected to create 24 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The tenant is seeking sales tax exemptions on equipment purchases.

PROJECT AMOUNT:

APPLICANT:	\$9,650,000– Sales & Mortgage Tax Exemptions Only
TENANT:	\$ 711,054 – Sales Tax Exemptions Only

JOBS: EXISTING:

0	FTEs
24	FTEs
1	FTEs

NEW:

REQUIREMENT:

REAL PROPERTY TAXES (10 YEARS):

EXISTING:	\$545,403
WITH NEW CONSTRUCTION:	\$2,309,477

PUBLIC HEARING DATE:

April 14, 2014

BENEFIT TO INCENTIVE RATIO:

5.6 : 1

SEQR:

Reviewed and process is complete.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

Executive Director



Board Report

Table 1: Basic Information

Project Applicant	929 Holt Road LLC
Project Name	LA Fitness - Webster
Project Industry	Amusement, Gambling, and Recreation Industries
Municipality	Webster Town
School District	Webster
Type of Transaction	Tax Exemptions
Project Cost	\$10,361,054
Mortgage Amount	\$8,109,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	24

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

Total State and Regional Benefits	\$2,428,967	
Total Project Incentives	\$429,974	
State and Regional Benefits to Incentives Ratio	5.6:1	
Projected Employment	State	Region
Total Employment	101	101
Direct ^{**}	24	24
Indirect ^{***}	7	7
Induced ^{****}	6	6
Temporary Construction (Direct and Indirect)	64	64

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

Total State and Regional Benefits	\$2,428,967
Income Tax Revenue	\$324,148
Property Tax/PILOT Revenue	\$1,764,274
Sales Tax Revenue	\$288,389
IDA Fee	\$52,155

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

Total Project Incentives	\$429,974
Mortgage Tax	\$81,090
Sales Tax	\$348,884

* Figures over 10 years and discounted by 3.49%

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