

## APPLICATION SUMMARY

**DATE:** June 16, 2015


**APPLICANT:**

Columbia/Wegman Greece LLC 550 Latona Road, Bldg. A Rochester, New York 14626
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**PROJECT ADDRESS:**

45 Mill Road Rochester, New York 14626
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**PROJECT SUMMARY:**



<p>Columbia/Wegman Greece LLC, a joint venture of Columbia Pacific Senior fund, a Seattle investment firm, and Wegman Development Corp., a local real estate development company, is proposing the construction of an assisted living facility in the Town of Greece. The two-story, 93,000 square foot building will be located on 9.5 acres and include 111 total beds. The building will be licensed by New York State as an Enriched Living Facility and will be managed by Unity Aging Services, a management arm of Rochester Regional Health System. The \$23,532,120 project is projected to create 67 new FTEs over the next three years. The applicant is seeking approval of the LeasePlus 10 property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1.4:1.</p>
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**PROJECT AMOUNT:**

\$23,532,120 – Lease/Leaseback with JobsPlus
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<b>JOBS: EXISTING:</b>	0	FTEs
<b>NEW:</b>	67	FTEs
<b>REQUIREMENT:</b>	1	FTEs

**REAL PROPERTY TAXES:**

<b>EXISTING:</b>	\$ 84,957
<b>WITH IMPROVEMENTS:</b>	\$1,844,273

**PUBLIC HEARING DATE:**

June 16, 2015
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**BENEFIT TO INCENTIVE RATIO:**

1.4: 1
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**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.
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**ELIGIBILITY:**

NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR STUDENT/SENIOR/AFFORDABLE HOUSING
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**APPROVED PURPOSE:**

STUDENT/SENIOR/AFFORDABLE HOUSING
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**RECOMMEND APPROVAL:**

_____ Executive Director
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# Board Report

Table 1: Basic Information

Project Applicant	Columbia/Wegman Greece LLC
Project Name	Greece Senior Housing
Project Industry	Nursing and Residential Care Facilities
Municipality	Greece Town
School District	Greece
Type of Transaction	Lease
Project Cost	\$23,532,120
Mortgage Amount	\$18,800,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	67
Direct Employment Required for PILOT (Annual FTEs)	1

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

<b>Total State and Regional Benefits</b>	<b>\$3,638,135</b>	
<b>Total Project Incentives</b>	<b>\$2,612,634</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>1.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>227</b>	<b>227</b>
Direct <sup>**</sup>	67	67
Indirect <sup>***</sup>	4	4
Induced <sup>****</sup>	14	14
Temporary Construction (Direct and Indirect)	142	142

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$3,638,135</b>
Income Tax Revenue	\$955,400
Property Tax/PILOT Revenue	\$1,759,317
Sales Tax Revenue	\$746,577
IDA Fee	\$176,841

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$2,612,634</b>
Mortgage Tax	\$188,000
Property Tax Above 485-b	\$1,764,081
Sales Tax	\$660,553

\* 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

## APPLICATION SUMMARY

**DATE:** June 16, 2015

**APPLICANT:**

Whitney Town Center LLC  
2580 Baird Road  
Penfield, New York 14526

**PROJECT ADDRESS:**

666 West Whitney Road  
Fairport, New York 14450

**PROJECT SUMMARY:**



Whitney Town Center (WTC), a local real estate development company, is proposing a mixed use senior housing/commercial project on 18 acres in the Town of Perinton. Phase I of the project will convert a 28,500 square foot commercial building into medical office building and retail space. Phase II involves the construction of 151 market rate senior apartments in three buildings totaling 205,600 square feet. The \$21,000,000 project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 1:1.

**PROJECT AMOUNT:**

\$21,000,000 – Lease/Leaseback with JobsPlus

**JOBS: EXISTING:**

0 FTEs

**NEW:**

3 FTEs

**REQUIREMENT:**

1 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$ 172,986

**WITH IMPROVEMENTS:**

\$2,819,491

**PUBLIC HEARING DATE:**

June 15, 2015

**BENEFIT TO INCENTIVE RATIO:**

1: 1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

STUDENT/SENIOR/AFFORDABLE HOUSING

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	Whitney Town Center
Project Name	Mixed Use Development
Project Industry	Ambulatory Health Care Services
Municipality	Perinton Town
School District	Fairport
Type of Transaction	Lease
Project Cost	\$21,000,000
Mortgage Amount	\$16,000,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	1

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

<b>Total State and Regional Benefits</b>	<b>\$3,540,939</b>	
<b>Total Project Incentives</b>	<b>\$3,451,684</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>1:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>177</b>	<b>177</b>
Direct <sup>**</sup>	3	3
Indirect <sup>***</sup>	1	1
Induced <sup>****</sup>	1	1
Temporary Construction (Direct and Indirect)	172	172

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$3,540,939</b>
Income Tax Revenue	\$335,347
Property Tax/PILOT Revenue	\$2,819,491
Sales Tax Revenue	\$228,250
IDA Fee	\$157,850

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$3,451,684</b>
Mortgage Tax	\$160,000
Property Tax Above 485-b	\$2,463,684
Sales Tax	\$828,000

\* Figures over 10 years and discounted by 2%

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

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

## APPLICATION SUMMARY

**DATE:** June 16, 2015

**APPLICANT:** Terminal Building ROC LLC  
2604 Elmwood Avenue, Suite 352  
Rochester, New York 14618

**PROJECT ADDRESS:** 65 West Broad Street  
Rochester, New York 14614



Terminal Building ROC LLC (TBR), a local real estate development company, is proposing to redevelop the vacant Terminal building in the City of Rochester. The 70,208 square foot, 8 story building has been vacant for the last 10 years and is owned by Monroe County. The \$9,124,300 project will create 61 residential 1 and 2 bedroom units, with a small office component of office space. The project is projected to create 2 new FTEs over the next three years. The City of Rochester is supportive of the project as the renovation of a currently underutilized building will add vitality to the City Center while preserving the historic character of the building. The City of Rochester will be providing the CUE real property tax exemption. TBR is seeking COMIDA approval for sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 2.41:1.

**PROJECT AMOUNT:** \$9,124,300 – Sales & Mortgage Tax Exemptions Only  
**EXEMPTIONS:** \$ 388,000

**JOBS: EXISTING:** 0 FTEs  
**NEW:** 2 FTEs

**REAL PROPERTY TAXES:**  
**EXISTING:** \$ 0  
**WITH IMPROVEMENTS:** \$641,105

**PUBLIC HEARING DATE:** June 16, 2015

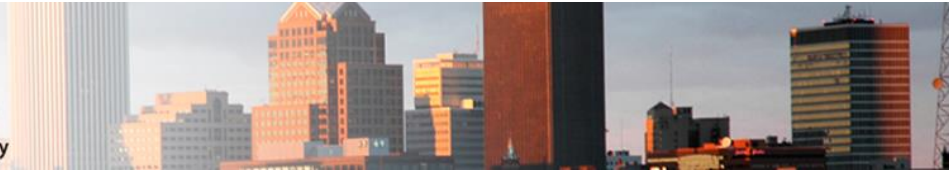
**BENEFIT TO INCENTIVE RATIO:** 2.41 : 1

**SEQR:** INTERNAL RENOVATIONS/EQUIPMENT ONLY; EXEMPT FROM SEQR

**ELIGIBILITY:** REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

**APPROVED PURPOSE:** COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:** \_\_\_\_\_  
Executive Director



## Board Report

Table 1: Basic Information

Project Applicant	Terminal Building ROC
Project Name	Renovation/Conversion
Project Industry	Real Estate
Municipality	Rochester
School District	Rochester
Type of Transaction	Lease/Leaseback
Project Cost	\$9,124,300
Mortgage Amount	\$8,000,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	2

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

<b>Total State &amp; Regional Benefits</b>	<b>\$935,753</b>	
<b>Total Project Incentives</b>	<b>\$388,000</b>	
<b>State &amp; Regional Benefits to Incentives Ratio</b>	<b>2.41:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>79</b>	<b>79</b>
Direct**	2	2
Indirect***	2	2
Induced****	1	1
Temporary Construction (Direct and Indirect)	74	74

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State &amp; Regional Benefits</b>	<b>\$935,753</b>
Income Tax Revenue	\$171,782
Property Tax Revenue	\$641,105
Sales Tax Revenue	\$122,866

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$388,000</b>
Mortgage Tax	\$80,000
Sales Tax	\$308,000

\* Figures over 20 years and discounted by 3.49%

\*\* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy 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 projects) do not fall under this definition.

\*\*\* **Indirect** – The recipient of COMIDA 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 COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.

## APPLICATION SUMMARY

**DATE:** June 16, 2015

**APPLICANT:**

183 East Main Street LLC  
2604 Elmwood Avenue, Suite 352  
Rochester, New York 14618

**PROJECT ADDRESS:**

Alliance Building  
181-187 East Main Street  
Rochester, New York 14604

**PROJECT SUMMARY:**



183 East Main Street LLC (183EMS), a local real estate partnership of DHD Ventures and Morgan Management, is proposing to redevelop the largely vacant Alliance Building in the City of Rochester. The 167,000 square foot, 15 story building opened in 1926 as the Lincoln Alliance Bank, and is listed on the National Register of Historic Places. The \$16,451,300 project will convert the floors 4-15 into 130 residential 1 and 2 bedroom units, with commercial uses to remain on floors 1-3. The project is projected to create 6 new FTEs over the next three years. The City of Rochester is supportive of the project as the renovation of a currently underutilized building will add vitality to the City Center while preserving the historic character of the building. The City of Rochester will be providing the CUE real property tax exemption. 183EMS is seeking COMIDA approval for sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 2.7:1.

**PROJECT AMOUNT:  
EXEMPTIONS:**

\$16,451,300 – Sales & Mortgage Tax Exemptions Only  
\$ 632,913

**JOBS: EXISTING:  
NEW:**

0	FTEs
6	FTEs

**REAL PROPERTY TAXES:**

**EXISTING:  
WITH IMPROVEMENTS:**

\$ 435,462
\$1,556,114

**PUBLIC HEARING DATE:**

June 16, 2015

**BENEFIT TO INCENTIVE RATIO:**

2.7 : 1

**SEQR:**

INTERNAL RENOVATIONS/EQUIPMENT ONLY; EXEMPT FROM SEQR

**ELIGIBILITY:**

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

**APPROVED PURPOSE:**

COMMUNITY DEVELOPMENT

**RECOMMEND APPROVAL:**

\_\_\_\_\_  
Executive Director



## Board Report

Table 1: Basic Information

Project Applicant	183 East Main Street LLC
Project Name	Renovation/Conversion
Project Industry	Real Estate
Municipality	Rochester
School District	Rochester
Type of Transaction	Lease/Leaseback
Project Cost	\$16,451,300
Mortgage Amount	\$10,051,300
Employment at Application (Annual FTEs)	6
Direct Employment Expected to Result from Project (Annual FTEs)	1

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

<b>Total State &amp; Regional Benefits</b>	<b>\$1,707,959</b>	
<b>Total Project Incentives</b>	<b>\$632,913</b>	
<b>State &amp; Regional Benefits to Incentives Ratio</b>	<b>2.70:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>143</b>	<b>143</b>
Direct**	6	6
Indirect***	5	5
Induced****	3	3
Temporary Construction (Direct and Indirect)	129	129

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State &amp; Regional Benefits</b>	<b>\$1,707,959</b>
Income Tax Revenue	\$339,486
Property Tax Revenue	\$1,120,652
Sales Tax Revenue	\$247,821

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$632,913</b>
Mortgage Tax	\$100,513
Sales Tax	\$532,400

\* Figures over 20 years and discounted by 3.49%

\*\* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy 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 projects) do not fall under this definition.

\*\*\* **Indirect** – The recipient of COMIDA 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 COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.




## APPLICATION SUMMARY

**DATE:** June 16, 2015

**APPLICANT:**

Lauramar Corp. dba AP Plumbing 1195 Ridgeway Avenue Rochester, New York 14615
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**PROJECT SUMMARY:**



	<p>AP Plumbing Contractors, Inc. (APP) provides plumbing and related services to commercial and industrial customers within Monroe County. APP is purchasing a new excavator, and service truck which will update and expand their residential and commercial excavation department. The combined cost of the equipment is \$105,876 AP Plumbing employs 34 in Monroe County and expects to create 1 new full time position. APP has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 4.9:1.</p>
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**PROJECT AMOUNT:**

\$105,876– Sales Tax Exemptions Only
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**SALES TAX EXEMPTION:**

\$ 8,470
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<b>JOBS: EXISTING:</b>	34	FTEs
<b>NEW:</b>	1	FTEs
<b>GREATRATE REQUIREMENT:</b>	1	FTEs

**BENEFIT TO INCENTIVE RATIO:**

4.9 : 1
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**SEQR:**

Project is exempt from SEQR.
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**ELIGIBILITY:**

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY
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**APPROVED PURPOSE:**

JOB CREATION
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**RECOMMEND APPROVAL:**

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Executive Director
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# Board Report

Table 1: Basic Information

Project Applicant	AP Plumbing
Project Name	Equipment
Project Industry	Construction
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$105,876
Employment at Application (Annual FTEs)	34
Direct Employment Expected to Result from Project (Annual FTEs)	1

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

<b>Total State and Regional Benefits</b>	<b>\$41,287</b>	
<b>Total Project Incentives</b>	<b>\$8,470</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>4.9:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>2</b>	<b>2</b>
Direct <sup>**</sup>	1	1
Indirect <sup>***</sup>	0	0
Induced <sup>****</sup>	0	0
Temporary Construction (Direct and Indirect)	0	0

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$41,287</b>
Income Tax Revenue	\$24,765
Sales Tax Revenue	\$16,522

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$8,470</b>
Sales Tax	\$8,470

\* 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:** June 16, 2015

**APPLICANT:** HCR Care Management LLC  
85 Metro Park  
Rochester, New York 14623

**PROJECT SUMMARY:**



HCR Care Management LLC (HCRM), a subsidiary of L. Woerner Inc. and located in the Town of Brighton. HCRM provides care managers to oversee individual's access to health services avoiding unnecessary emergency room trips. HCRM, which currently employs 18 FTEs, is proposing the acquisition of office equipment and technology upgrades to accommodate an additional 18 FTEs within the next 12 months. Total project cost is \$150,000. HCRM has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus sales tax exemption. The Benefit/Incentive ratio is 5.1:1.

**PROJECT AMOUNT:** \$150,000– Sales Tax Exemptions Only

**SALES TAX EXEMPTION:** \$12,000

<b>JOBS: EXISTING:</b>	18	FTEs
<b>NEW:</b>	18	FTEs
<b>GREATREBATE REQUIREMENT:</b>	2	FTEs

**BENEFIT TO INCENTIVE RATIO:** 5.1 : 1

**SEQR:** Project is exempt from SEQR.

**ELIGIBILITY:** APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

**APPROVED PURPOSE:** JOB CREATION

**RECOMMEND APPROVAL:** 

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 Executive Director



# Board Report

Table 1: Basic Information

Project Applicant	HCR Care Management LLC
Project Name	Technology Upgrade
Project Industry	Ambulatory Health Care Services
Municipality	Brighton Town
School District	Rush-Henrietta
Type of Transaction	Tax Exemptions
Project Cost	\$150,000
Employment at Application (Annual FTEs)	18
Direct Employment Expected to Result from Project (Annual FTEs)	2

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

<b>Total State and Regional Benefits</b>	<b>\$61,236</b>	
<b>Total Project Incentives</b>	<b>\$12,000</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>5.1:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>3</b>	<b>3</b>
Direct <sup>**</sup>	2	2
Indirect <sup>***</sup>	0	0
Induced <sup>****</sup>	1	1
Temporary Construction (Direct and Indirect)	0	0

Table 3: Estimated State & Regional Benefits (Discounted Present Value<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$61,236</b>
Income Tax Revenue	\$34,349
Sales Tax Revenue	\$26,887

Table 4: Estimated Project Incentives (Discounted Present Value<sup>\*</sup>)

<b>Total Project Incentives</b>	<b>\$12,000</b>
Sales Tax	\$12,000

\* Figures over 10 years and discounted by 2%

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

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