



APPLICATION SUMMARY

DATE: March 21, 2017

APPLICANT: Charlotte Square Homes LLC
180 Clinton Square
Rochester, NY 14604

PROJECT SUMMARY: Charlotte Square Homes LLC (a subsidiary of Home Leasing LLC), a developer and manager of residential communities, intends to develop, market and construct 10 – 2 story townhomes for sale on an approximately ¾ acre parcel at the southeast corner of Pitkin and Charlotte Streets in the Center City District of the City of Rochester. This \$3.6 Million project is Phase II of the development, which emanated from a City of Rochester RFP for development of the Charlotte Street block. This project is being supported by the City through their Core Housing Owner Incentive Exemption (CHOICE) Program. Phase I included construction of 72 rental apartment units and 14 townhomes. The completed project will result in a range of consumer options for downtown living. Home Leasing’s management division will manage the properties. The applicant is seeking a standard property tax exemption for the project, as well as sales tax exemptions on eligible purchases. The Benefit/Incentive ratio is 3.1:1

PROJECT AMOUNT: \$3,576,985
EXEMPTIONS: \$ 440,679 PILOT & Sales Tax Exemptions Only

JOBS: EXISTING: 94 FTEs
NEW: 0 FTEs
REQUIREMENT: 5 FTEs

REAL PROPERTY TAXES:
EXISTING: \$ 100,225
WITH IMPROVEMENTS: \$ 875,405

PUBLIC HEARING DATE: March 21, 2017

BENEFIT TO INCENTIVE RATIO: 3.1:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: REQUESTED SERVICES WITH INCREASE TO TAX REVENUE BASE

APPROVED PURPOSE: STUDENT/SENIOR/AFFORDABLE HOUSING



Board Report

Table 1: Basic Information

Project Applicant	Charlotte Square Homes LLC
Project Name	Charlotte Square Housing Project
Project Description	Develop, market & construct 10 - 2 story townhomes in accordance with City of Rochester's CHOICE program.
Project Industry	Private Households
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$3,576,985
Employment at Application (Annual FTEs)	47
Direct Employment Expected to Result from Project (Annual FTEs)	94
Direct Employment Required for PILOT (Annual FTEs)	5

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

Total State and Regional Benefits	\$1,353,254	
Total Project Incentives	\$440,679	
State and Regional Benefits to Incentives Ratio	3.1:1	
Projected Employment	State	Region
Total Employment	141	141
Direct ^{**}	94	94
Indirect ^{***}	0	0
Induced ^{****}	5	5
Temporary Construction (Direct and Indirect)	42	42

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

Total State and Regional Benefits	\$1,353,254
Income Tax Revenue	\$192,546
Property Tax/PILOT Revenue	\$875,405
Sales Tax Revenue	\$258,126
IDA Fee	\$27,177

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

Total Project Incentives	\$440,679
Property Tax Above 485-b	\$300,450
Sales Tax	\$140,229

* 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: March 21, 2017

APPLICANT:

Erie Station 250 LLC 75 Thruway Park Drive Henrietta, New York 14586
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TENANT:

eHealth Technologies 250 Thruway Park Drive Henrietta, New York 14586

PROJECT SUMMARY:

Erie Station 250 LLC (ES250), a West-Henrietta-based development company, is proposing to build an 11,292 square feet addition onto their existing facility in the Town of Henrietta to accommodate their tenant, eHealth Technologies (eHealth). eHealth, founded in Rochester in 2006, continues to experience growth as they established themselves as a leader in retrieving and delivering clinically relevant, organized out-of-network patient records, and sharing medical images for immediate access across the patient care community. As a result of their success, eHealth requires additional space for their increased employment. The project is projected to create 84 new FTEs over the next three years. The applicant is seeking sales and mortgage tax exemptions, and property tax exemptions on the increased assessment resulting from their \$1.9 Million investment. eHealth will invest \$310,000, and is seeking approval of sales tax exemptions on furniture, fixtures & equipment. The Benefit/Incentive ratio is 21.6:1.
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PROJECT AMOUNT:

\$2,244,124

JOBS: EXISTING: 212 FTEs
NEW: 84 FTEs
REQUIREMENT: 0 FTEs

212	FTEs
84	FTEs
0	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$675,919
WITH IMPROVEMENTS:	\$898,589

PUBLIC HEARING DATE:

March 21, 2017

BENEFIT TO INCENTIVE RATIO:

21.6:1

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	Erie Station 250 LLC
Project Name	eHealth Expansion Project
Project Description	Erie Station 250 LLC is adding an addition to accommodate eHealth's expansion and increase in employment.
Project Industry	Hospitals
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$2,224,124
Mortgage Amount	\$1,914,124
Employment at Application (Annual FTEs)	212
Direct Employment Expected to Result from Project (Annual FTEs)	84
Direct Employment Required for PILOT (Annual FTEs)	21

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

Total State and Regional Benefits	\$3,908,147	
Total Project Incentives	\$181,327	
State and Regional Benefits to Incentives Ratio	21.6:1	
Projected Employment	State	Region
Total Employment	161	161
Direct ^{**}	84	84
Indirect ^{***}	20	20
Induced ^{****}	34	34
Temporary Construction (Direct and Indirect)	22	22

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

Total State and Regional Benefits	\$3,908,147
Income Tax Revenue	\$2,245,951
Property Tax/PILOT Revenue	\$222,669
Sales Tax Revenue	\$1,422,496
IDA Fee	\$17,031

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

Total Project Incentives	\$181,327
Mortgage Tax	\$19,141
Property Tax Above 485-b	\$76,423
Sales Tax	\$85,763

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: March 21, 2017

APPLICANT:

Capricorn Ventures, LLC 115 Fedex Way Rochester, New York 14624

PROJECT LOCATION:

125 Fedex Way Rochester, New York 14624
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PROJECT SUMMARY:

Capricorn Ventures is proposing to construct a new building addition and equip the space for its tenant, Rochester Arc & Flame Center, LLC (Arc & Flame). Arc & Flame is a welding-related training business founded in 2011 with the assistance of COMIDA, who provided incentives to construct a new building and purchase required equipment. The business has complied with all of COMIDA requirements since opening, and has grown substantially thereby resulting in the need for more space and equipment to accommodate current and future student needs. Arc & Flame provides an essential need service to the community by partnering with MCC and RIT to train welders to fill vacant positions in the business community. These partnerships have resulted in more than 300 graduates being placed in the local workforce. Capricorn Ventures is proposing a \$405,680 building expansion at its current location in the City of Rochester, while Arc & Flame (the tenant) is proposing to invest another \$99,500 in materials, labor, equipment, furniture and fixtures. This \$505,360 project will create 2 new jobs. The applicant is seeking approval of property tax abatement, as well as Mortgage and Sales Tax Exemptions. The Benefit/Incentive ratio is 13.6:1.

PROJECT AMOUNT:

\$505,360 – Lease/Leaseback with Abatement
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EXEMPTIONS:

\$ 53,082

JOBS: EXISTING	14
RETAINED:	4
NEW:	2
	FTEs
	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$328,204
WITH IMPROVEMENTS:	\$402,131

PUBLIC HEARING DATE:

N.A

BENEFIT TO INCENTIVE RATIO:

13.6:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB RETENTION & CREATION



Board Report

Table 1: Basic Information

Project Applicant	Carpicorn Ventures, LLC
Project Name	Rochester Arc & Flame Center, LLC
Project Industry	Primary Metal Manufacturing
Municipality	Gates Town
School District	Gates-Chili
Type of Transaction	Lease
Project Cost	\$505,360
Mortgage Amount	\$400,000
Employment at Application (Annual FTEs)	14
Direct Employment Expected to Result from Project (Annual FTEs)	5
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	\$722,053	
Total Project Incentives	\$53,082	
State and Regional Benefits to Incentives Ratio	13.6:1	
Projected Employment	State	Region
Total Employment	21	21
Direct ^{**}	5	5
Indirect ^{***}	6	6
Induced ^{****}	6	6
Temporary Construction (Direct and Indirect)	4	4

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

Total State and Regional Benefits	\$722,053
Income Tax Revenue	\$410,589
Property Tax/PILOT Revenue	\$73,927
Sales Tax Revenue	\$233,397
IDA Fee	\$4,140

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

Total Project Incentives	\$53,082
Mortgage Tax	\$4,000
Property Tax Above 485-b	\$25,373
Sales Tax	\$23,709

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: March 21, 2017

APPLICANT:

TDG d/b/a Sirness Vending Services 3595 Buffalo Road Gates, New York 14624
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PROJECT SUMMARY:

TDG d/b/a Sirness Vending Services (Sirness) is a vending and micro-market food service operation located in Gates, NY. Sirness Vending has been supplying and stocking vending machines in the Rochester area since 1977. Sirness, who is one of Western New York's largest and most experienced locally owned office coffee and vending services companies, services more than 500 firms in Western, NY. Modern technology allows them to be notified when products are depleted or obsolete, so they can provide just-in-time service to their customers. As a result, the company is in the process of converting its fleet of trucks over to smaller, more efficient vehicles. Initially, Sirness will be purchasing two (2) Dodge Promaster 3500 vans, and plan to eventually replace their entire fleet. The \$110,985 project will create at least 2 FTEs, and will allow the business to continue to expand and become more efficient. Sirness is seeking a Sales Tax Exemption. The Benefit/Incentive ratio is 16:1.
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PROJECT AMOUNT:

\$110,985– Sales Tax Exemptions Only (EquiPlus)

SALES TAX EXEMPTION:

\$8,879

JOBS: EXISTING: 0 FTEs
NEW: 2 FTEs
GREATRATE REQUIREMENT: 4 FTEs

0	FTEs
2	FTEs
4	FTEs

BENEFIT TO INCENTIVE RATIO:

16:1

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	Sirness Vending
Project Name	TDG dba Sirness Vending
Project Description	Purchase 2 Dodge Promaster 3500 Vans
Project Industry	Wholesale Trade
Municipality	Gates Town
School District	Gates-Chili
Type of Transaction	Tax Exemptions
Project Cost	\$110,985
Employment at Application (Annual FTEs)	37
Direct Employment Expected to Result from Project (Annual FTEs)	2
Direct Employment Required for PILOT (Annual FTEs)	4

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

Total State and Regional Benefits	\$141,848	
Total Project Incentives	\$8,879	
State and Regional Benefits to Incentives Ratio	16:1	
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	\$141,848
Income Tax Revenue	\$90,084
Sales Tax Revenue	\$50,859
IDA Fee	\$905

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

Total Project Incentives	\$8,879
Sales Tax	\$8,879

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