



## APPLICATION SUMMARY

**DATE:** March 20, 2018

**APPLICANT:** Sydor Instruments, LLC dba Sydor Technologies  
291 Millstead Way  
Rochester, NY 14624

**PROJECT ADDRESS:** 78 Schuyler Baldwin Drive  
Perinton, NY 14450

**PROJECT SUMMARY:** Sydor Instruments, LLC (Sydor), a photonics manufacturer, provides custom products for high-speed imaging and diagnostics. The company has partnered with the University of Rochester Laboratory for Laser Energetics and the Brookhaven National Lab in the commercialization of products. Sydor is proposing to purchase, renovate, and equip an existing 41,664 square foot facility in the Town of Perinton to facilitate future growth. The \$1.7 million project will impact 20 FTEs and is projected to create 19 new FTEs over the next three years. The applicant is seeking approval of sales and mortgage tax exemptions only. The Benefit/Incentive ratio is 54.8:1.

**PROJECT AMOUNT:** \$1,783,000 – Sales & Mortgage Tax Exemptions Only  
**EXEMPTIONS:** \$ 40,840

<b>JOBS: EXISTING:</b>	20	FTEs
<b>NEW:</b>	19	FTEs
<b>REQUIREMENT:</b>	2	FTEs

**BENEFIT TO INCENTIVE RATIO:** 54.8:1

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

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB CREATION



# Board Report

Table 1: Basic Information

Project Applicant	Sydor Instruments, LLC
Project Name	Sydor 2018
Project Industry	Miscellaneous Manufacturing
Municipality	Perinton Town
School District	Pittsford
Type of Transaction	Tax Exemptions
Project Cost	\$1,783,000
Mortgage Amount	\$1,360,000
Employment at Application (Annual FTEs)	20
Direct Employment Expected to Result from Project (Annual FTEs)	19
Direct Employment Required for PILOT (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>\$2,239,017</b>	
<b>Total Project Incentives</b>	<b>\$40,840</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>54.8:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>46</b>	<b>46</b>
Direct <sup>**</sup>	19	19
Indirect <sup>***</sup>	8	8
Induced <sup>****</sup>	17	17
Temporary Construction (Direct and Indirect)	3	3

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

<b>Total State and Regional Benefits</b>	<b>\$2,239,017</b>
Income Tax Revenue	\$1,469,043
Property Tax/PILOT Revenue	\$51,225
Sales Tax Revenue	\$709,484

IDA Fee

\$9,265

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

<b>Total Project Incentives</b>	<b>\$40,840</b>
Mortgage Tax	\$10,200
Sales Tax	\$30,640

\* 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.

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## APPLICATION SUMMARY

**DATE:** March 20, 2018

**APPLICANT:**

Morgan Publisher Apartments, LLC 1080 Pittsford – Victor Road Pittsford, NY 14534
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**PROJECT LOCATION:**

875 Publisher’s Parkway Webster, NY 14580
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**PROJECT SUMMARY:**

Morgan Publisher Apartments, LLC (Publisher) is proposing the development of a 209 unit age restricted Community (55 & older) on 30.45 acres in the Town of Webster. The project will consist of one and two bedroom units, of which 135 will be townhomes with garages, a community center and 55 garages. The project, which involves 40 buildings, is supported by the Town of Webster. Publisher is seeking sales and mortgage recording tax exemptions, as well as JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.3:1.
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**PROJECT AMOUNT:**

\$36,450,000 – Lease/Leaseback with Abatement
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**JOBS: EXISTING:** 0 FTEs  
**NEW:** 5.5 FTEs  
**REQUIREMENT:** 1 FTEs

0	FTEs
5.5	FTEs
1	FTEs

**REAL PROPERTY TAXES:**  
**EXISTING:** \$ 122,734  
**WITH IMPROVEMENTS:** \$5,760,004

\$ 122,734
\$5,760,004

**PUBLIC HEARING DATE:**

March 19, 2018
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**BENEFIT TO INCENTIVE RATIO:**

2.3:1
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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:**

COMMUNITY DEVELOPMENT
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# Board Report

Table 1: Basic Information

Project Applicant	Morgan Publisher Webster
Project Name	Morgan Publisher Webster
Project Industry	Real Estate
Municipality	Webster Town
School District	Webster
Type of Transaction	Lease
Project Cost	\$36,450,000
Mortgage Amount	\$27,337,500
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	6
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>\$7,543,003</b>	
<b>Total Project Incentives</b>	<b>\$3,259,810</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2.3:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>523</b>	<b>523</b>
Direct <sup>**</sup>	6	6
Indirect <sup>***</sup>	5	5
Induced <sup>****</sup>	3	3
Temporary Construction (Direct and Indirect)	510	510

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

<b>Total State and Regional Benefits</b>	<b>\$7,543,003</b>
Income Tax Revenue	\$964,878
Property Tax/PILOT Revenue	\$5,637,270
Sales Tax Revenue	\$667,129

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

<b>Total Project Incentives</b>	<b>\$3,259,810</b>
Mortgage Tax	\$205,031
Property Tax Above 485-b	\$1,934,779
Sales Tax	\$1,120,000

\* 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.

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## APPLICATION SUMMARY

**DATE:** March 20, 2018

**APPLICANT:**

C & P Equities LLC 225 Gibbs St. Rochester, NY 14605
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**PROJECT LOCATION:**

655 Driving Park Ave. Rochester, NY 14613
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**PROJECT SUMMARY:**

C & P Equities LLC (C & P) propose the renovation of a vacant 100,000 sq. ft. manufacturing facility in the City of Rochester. The company will divide the building into smaller manufacturing and warehouse spaces for tenants. Renovations will include installation of docks, security system and HVAC updates. Two tenants have been identified and are expected to create 7 new FTEs over 3 years. The applicant is seeking approval of property tax abatement, mortgage and sales tax exemption. The job creation requirement is 3 FTE. The Benefit/Incentive ratio is 2.2 : 1.
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**PROJECT AMOUNT:**

\$950,000 Lease/Leaseback with Abatement
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**JOBS: EXISTING:** 21 FTEs  
**NEW:** 7 FTEs  
**REQUIREMENT:** 3 FTEs

21	FTEs
7	FTEs
3	FTEs

**REAL PROPERTY TAXES:**  
**EXISTING:** \$471,602  
**WITH IMPROVEMENTS:** \$562,805

\$471,602
\$562,805

**PUBLIC HEARING DATE:**

September 18, 2017
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**BENEFIT TO INCENTIVE RATIO:**

2.2 : 1
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**SEQR:**

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.
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**ELIGIBILITY:**

LOCAL TAX JURISDICTION SPONSORED PILOT
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**APPROVED PURPOSE:**

JOB CREATION
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# Board Report

Table 1: Basic Information

Project Applicant	C & P Equities
Project Name	C & P Equities
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$950,000
Mortgage Amount	\$950,000
Employment at Application (Annual FTEs)	21
Direct Employment Expected to Result from Project (Annual FTEs)	7
Direct Employment Required for PILOT (Annual FTEs)	2

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

<b>Total State and Regional Benefits</b>	<b>\$440,801</b>	
<b>Total Project Incentives</b>	<b>\$200,722</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2.2:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>23</b>	<b>23</b>
Direct**	7	7
Indirect***	5	5
Induced****	3	3
Temporary Construction (Direct and Indirect)	7	7

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

<b>Total State and Regional Benefits</b>	<b>\$440,801</b>
Income Tax Revenue	\$157,501
Property Tax/PILOT Revenue	\$145,204
Sales Tax Revenue	\$130,622



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

<b>Total Project Incentives</b>	<b>\$200,722</b>
Mortgage Tax	\$7,125
Property Tax Above 485-b	\$145,597
Sales Tax	\$48,000

\* 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.

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## APPLICATION SUMMARY

**DATE:** March 20, 2018

**APPLICANT:** 1733 Ridge Rd. LLC  
550 Latona Rd., Bldg E, Suite 501  
Rochester, NY 14626

**PROJECT LOCATION:** 285 Medley Center Parkway  
Rochester, NY 14622

**PROJECT SUMMARY:** 1733 Ridge Rd. LLC (1733) is the owner of the former Irondequot Mall, which is being redeveloped as SkyView on the Ridge (SkyView). The 1 million square foot facility will be repurposed in to flex office/warehouse space. This multi-phase project expects to investment in excess of \$100 million. This request, for Phase 1, proposes to renovate approximately 100,000 sq. ft. as well as a new roof and landscaping. Town of Irondequoit and the East Irondequoit School District have approved resolutions in support of a 20 custom PILOT agreement. Future phases will be presented to the board for approval. The applicant is seeking approval of JobsPlus property tax abatement, sales and mortgage recording tax exemption. Projected job creation is 10 FTEs. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 0.6:1.

**PROJECT AMOUNT:** \$8,500,00 Lease/Leaseback with Abatement

<b>JOBS: EXISTING:</b>	0	FTEs
<b>NEW:</b>	10	FTEs
<b>REQUIREMENT:</b>	1	FTEs

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$3,768,661
<b>WITH IMPROVEMENTS:</b>	\$5,765,321

**PUBLIC HEARING DATE:** March 19, 2018

**BENEFIT TO INCENTIVE RATIO:** 0.6:1

**SEQR:** INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

**ELIGIBILITY:** LOCAL TAX JURISDICTION SPONSORED PILOT

**APPROVED PURPOSE:** JOB CREATION



# Board Report

Table 1: Basic Information

Project Applicant	SkyView
Project Name	1733 Ridge Rd., LLC
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$8,500,000
Mortgage Amount	\$5,250,000
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<sup>\*</sup>)

<b>Total State and Regional Benefits</b>	<b>\$2,406,683</b>	
<b>Total Project Incentives</b>	<b>\$4,044,243</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>0.6:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>102</b>	<b>102</b>
Direct <sup>**</sup>	10	10
Indirect <sup>***</sup>	8	8
Induced <sup>****</sup>	4	4
Temporary Construction (Direct and Indirect)	80	80

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

<b>Total State and Regional Benefits</b>	<b>\$2,406,683</b>
Income Tax Revenue	\$511,160
Property Tax/PILOT Revenue	\$1,423,919
Sales Tax Revenue	\$407,505

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

<b>Total Project Incentives</b>	<b>\$4,044,243</b>
Mortgage Tax	\$39,375
Property Tax Above 485-b	\$3,674,868
Sales Tax	\$330,000

\* Figures over 20 years and discounted by 2%

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## APPLICATION SUMMARY

**DATE:** March 20, 2018

**APPLICANT:** SWBR Architecture, Engineering & Landscape PC  
387 East Main St.  
Rochester, NY 14604

**PROJECT SUMMARY:** SWBR Architecture, Engineering & Landscape PC (SWBR), established in 1969, offers services for architectural design, interior design, structural engineering and project management located in the City of Rochester. The company will lease an additional 2 floors of office space to facilitate collaboration and improve production workflow, SWBR will be investing \$362,591 to upgrade equipment and furniture systems. The improvements will allow SWBR to remain in the center city location. SWBR currently employs 92 FTE and expects to hire another 4 FTE within the next year. SWBR has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The benefit to incentive ratio is 8.7:1.

**PROJECT AMOUNT:** \$362,591 – Sales Tax Exemptions Only

**SALES TAX EXEMPTION:** \$29,007

<b>JOBS: EXISTING:</b>	92	FTEs
<b>NEW:</b>	4	FTEs
<b>GREATREBATE REQUIREMENT:</b>	4	FTEs

**BENEFIT TO INCENTIVE RATIO:** 8.7:1

**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	SWBR
Project Name	SWBR 2018
Project Industry	Professional, Scientific, and Technical Services
Type of Transaction	Tax Exemptions
Project Cost	\$362,591
Employment at Application (Annual FTEs)	92
Direct Employment Expected to Result from Project (Annual FTEs)	4
Direct Employment Required for PILOT (Annual FTEs)	9

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

<b>Total State and Regional Benefits</b>	<b>\$250,934</b>	
<b>Total Project Incentives</b>	<b>\$29,007</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>8.7:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>8</b>	<b>8</b>
Direct**	4	4
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	0	0

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

<b>Total State and Regional Benefits</b>	<b>\$250,934</b>
Income Tax Revenue	\$156,792
Sales Tax Revenue	\$94,142

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

<b>Total Project Incentives</b>	<b>\$29,007</b>
Sales Tax	\$29,007

\* Figures over 10 years and discounted by 2%

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