



APPLICATION SUMMARY

DATE: September 17, 2013

APPLICANT:

491 Elmgrove Park LLC 491 Elmgrove Road Rochester, New York 14606

TENANTS:

Handy Dandy Wood Upstate Asphalt Maintenance LBCG, Inc.

PROJECT SUMMARY:

491 Elmgrove Park LLC is proposing renovation and 14,000 square foot expansion of an existing commercial building in the Town of Greece. The renovated property will house multiple commercial tenants including a mattress manufacturing operation, insurance and asphalt paving and maintenance companies. The \$365,000 project will impact 3 FTEs and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus program. The job creation requirement is 1 FTEs.

PROJECT AMOUNT:

\$365,000 – Lease/Leaseback with JobsPlus

JOBS:

EXISTING:	3 FTEs
NEW:	3 FTEs
REQUIREMENT:	1 FTEs

RECOMMENDATION:

Staff recommends Board approval of incentives for this project based on the following: A project qualifies as a manufacturer. The project has a benefit/incentive ratio of 5.3:1. The net increase in property taxes or PILOTS paid is approximately \$53,648 over a ten year period. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



Board Report

Table 1: Basic Information

Project Applicant	491 Elmgrove Park LLC
Project Name	Renovation & Expansion
Project Industry	Furniture and Related Product Manufacturing
Municipality	Greece Town
School District	Spencerport
Type of Transaction	Lease
Project Cost	\$365,000
Mortgage Amount	\$250,000
Employment at Application (Annual FTEs)	3
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^{*})

Total State and Regional Benefits	\$177,238	
Total Project Incentives	\$33,146	
State and Regional Benefits to Incentives Ratio	5.3:1	
Projected Employment	State	Region
Total Employment	8	8
Direct ^{**}	3	3
Indirect ^{***}	1	1
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	3	3

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

Total State and Regional Benefits	\$177,238
Income Tax Revenue	\$72,339
Property Tax/PILOT Revenue	\$53,648
Sales Tax Revenue	\$48,163
IDA Fee	\$3,088

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

Total Project Incentives	\$33,146
Mortgage Tax	\$2,500
Property Tax Above 485-b	\$19,446
Sales Tax	\$11,200

* 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: September 17, 2013

APPLICANT:

NOHMS Technologies Inc.
1200 Ridgeway Avenue, Suite 110
Rochester, New York 14615

PROJECT SUMMARY:



NOHMS Technologies Inc. (NOHMS) was founded in October 2010 to commercialize lithium-sulfur battery technology for use in markets including spacecraft, drones and electric automobiles. NOHMS is proposing to invest \$252,450 in furniture, renovations and information technology as part of a larger project to create a state of the art research, development and advanced manufacturing facility at the Eastman Business Park in the City of Rochester. NOHMS currently employs 9 FTEs and expects to create 2 new full-time positions. Company has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

PROJECT AMOUNT:

\$252,450– Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$8,078

JOBS:

EXISTING:

9 FTEs

NEW:

2 FTEs

GREATRATE REQUIREMENT:

1 FTEs

RECOMMENDATION:

Staff recommends Board approval of incentives for this project based on the following: A project qualifies if it creates jobs within Monroe County. The project has a benefit/incentive ratio of 27.9:1. The project is equipment and internal renovations only and therefore exempt from SEQR.



Board Report

Table 1: Basic Information

Project Applicant	NOHMs Technologies
Project Name	R&D and Advanced Manufacturing Facility
Project Industry	Electrical Equipment, Appliance, and Component Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$252,450
Employment at Application (Annual FTEs)	9
Direct Employment Expected to Result from Project (Annual FTEs)	2

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

Total State and Regional Benefits	\$225,044	
Total Project Incentives	\$8,078	
State and Regional Benefits to Incentives Ratio	27.9:1	
Projected Employment	State	Region
Total Employment	7	7
Direct ^{**}	2	2
Indirect ^{***}	1	1
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	2	2

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

Total State and Regional Benefits	\$225,044
Income Tax Revenue	\$89,805
Property Tax/PILOT Revenue	\$81,717
Sales Tax Revenue	\$53,522

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

Total Project Incentives	\$8,078
Sales Tax	\$8,078

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APPLICATION SUMMARY

DATE: September 17, 2013

APPLICANT:

E. J. Del Monte Corp.
909 Linden Avenue
Rochester, New York 14625

TENANT & PROJECT ADDRESS:

Courtyard by Marriot
400 Paddy Creek Circle
Rochester, New York 14615

PROJECT SUMMARY:



EJ Del Monte Corp. is proposing the renovation of an existing 46,500 square foot, 78 room Courtyard by Marriot hotel in the Town of Greece. The \$2.4 Million project, which will convert the existing hotel to the Fairfield Inn by Marriot brand, is projected to create 3 new FTEs over the next three years. Applicant is seeking sales tax exemption only.

PROJECT AMOUNT:

\$2,400,000– Sales Tax Exemptions Only

SALES TAX EXEMPTIONS:

\$122,048

JOBS: EXISTING:
NEW:

21 FTEs
3 FTEs

PUBLIC HEARING DATE:

September 16, 2013

RECOMMENDATION:

Staff recommends Board approval of incentives for this project based on the following: The project qualifies as a Tourist destination. The project has a benefit/incentive ratio of 1:1. The project is equipment and internal renovations only and therefore exempt from SEQR.



Board Report

Table 1: Basic Information

Project Applicant	EJ Del Monte Corp.
Project Name	Courtyard Conversion to Fairfield
Project Industry	Accommodation
Municipality	Greece Town
School District	Greece
Type of Transaction	Lease
Project Cost	\$2,400,000
Employment at Application (Annual FTEs)	21
Direct Employment Expected to Result from Project (Annual FTEs)	3

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

Total State and Regional Benefits	\$118,650	
Total Project Incentives	\$122,048	
State and Regional Benefits to Incentives Ratio	1:1	
Projected Employment	State	Region
Total Employment	18	18
Direct ^{**}	3	3
Indirect ^{***}	1	1
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	13	13

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

Total State and Regional Benefits	\$118,650
Income Tax Revenue	\$50,243
Sales Tax Revenue	\$44,058
IDA Fee	\$24,350

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

Total Project Incentives	\$122,048
Sales Tax	\$122,048

* Figures over 10 years and discounted by 3.49%

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APPLICATION SUMMARY

DATE: September 17, 2013

APPLICANT:

Elmwood Property at Collegetown LLC
909 Linden Avenue
Rochester, New York 14625

TENANT & PROJECT ADDRESS:

Hilton Garden Inn
Elmwood and Mount Hope
Rochester, New York 14620

PROJECT SUMMARY:



Elmwood Property at Collegetown LLC, a local real estate affiliate of EJ Del Monte Corp., is proposing the construction of a 107,700 square foot, 136-room hotel on one acre in the Collegetown development in the City of Rochester. The hotel will operate as a Hilton Garden Inn. The \$18 Million project is projected to create 50 new FTEs over the next three years. Applicant is seeking sales & mortgage tax exemption only. The property will receive real property tax abatement under a PILOT agreement for the Collegetown project which was approved by COMIDA in February 2013.

PROJECT AMOUNT:

\$18,000,000– Sales & Mortgage Tax Exemptions Only

SALES & MORTGAGE TAX EXEMPTIONS:

\$831,200

**JOBS: EXISTING:
NEW:**

0 FTEs
50 FTEs

PUBLIC HEARING DATE:

September 17, 2013

RECOMMENDATION:

Staff recommends Board approval of incentives for this project based on the following: Financial assistance may be provided to a project where the facilities are primarily used in making retail sales of goods or services, are located in a highly distressed area. The Collegetown redevelopment plan will strengthen surrounding neighborhoods, increase tax revenues and create jobs and has the support of the City of Rochester. The project has a benefit/incentive ratio of 2.3:1. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



Board Report

Table 1: Basic Information

Project Applicant	Elmwood Property at Collegetown LLC
Project Name	Hilton Garden Inn
Project Industry	Accommodation
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$18,000,000
Mortgage Amount	\$16,000,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	50

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

Total State and Regional Benefits	\$1,941,476	
Total Project Incentives	\$831,200	
State and Regional Benefits to Incentives Ratio	2.3:1	
Projected Employment	State	Region
Total Employment	230	230
Direct ^{**}	50	50
Indirect ^{***}	13	13
Induced ^{****}	16	16
Temporary Construction (Direct and Indirect)	151	151

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

Total State and Regional Benefits	\$1,941,476
Income Tax Revenue	\$1,057,806
Sales Tax Revenue	\$793,320
IDA Fee	\$90,350

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

Total Project Incentives	\$831,200
Mortgage Tax	\$160,000
Sales Tax	\$671,200

* Figures over 10 years and discounted by 3.49%

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APPLICATION SUMMARY

DATE: September 17, 2013

APPLICANT: High Falls Operating Company LLC
445 St. Paul Street
Rochester, New York 14605

PROJECT ADDRESS: 419 St. Paul Street
Rochester, New York 14605

PROJECT SUMMARY: North American Breweries (NAB), headquartered in Rochester, New York owns and operates five U.S. breweries including The High Falls Operating Company LLC (Genesee Brewery). HF makes and sells the historic line of Genesee beers, Dundee Ales & Lagers, the Original Honey Brown Lager and Seagram's Escapes, and contract brews dozens of beers and malt beverages for other companies. HF is proposing to construct a 3500 square foot building between Buildings 5 and 6 to house a new pasteurizer and related conveyor system. The total estimated cost of the new production equipment is \$3.9 Million. The \$1,875,250 building construction project will impact 542 FTEs and is projected to create 1 new FTE over the next three years. The applicant is seeking approval of sales tax exemption on the construction.



PROJECT AMOUNT \$1,875,250 – Sales Tax Exemptions Only

SALES TAX EXEMPTIONS: \$60,008

JOBS: EXISTING: 542 FTEs
NEW: 1 FTEs

RECOMMENDATION: Staff recommends Board approval of incentives for this project based on the following: A project qualifies as a manufacturer. The project has a benefit/incentive ratio of 12.9:1. The net increase in property taxes or PILOTS paid is approximately \$607,009 over a ten year period. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



Board Report

Table 1: Basic Information

Project Applicant	High Falls Operating Company LLC
Project Name	2013 Expansion/Pasteurizer
Project Industry	Beverage and Tobacco Product Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,875,250
Employment at Application (Annual FTEs)	542
Direct Employment Expected to Result from Project (Annual FTEs)	1

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

Total State and Regional Benefits	\$771,135	
Total Project Incentives	\$60,008	
State and Regional Benefits to Incentives Ratio	12.9:1	
Projected Employment	State	Region
Total Employment	23	23
Direct ^{**}	1	1
Indirect ^{***}	2	2
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	18	18

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

Total State and Regional Benefits	\$771,135
Income Tax Revenue	\$93,785
Property Tax/PILOT Revenue	\$607,009
Sales Tax Revenue	\$60,616
IDA Fee	\$9,726

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

Total Project Incentives	\$60,008
Sales Tax	\$60,008


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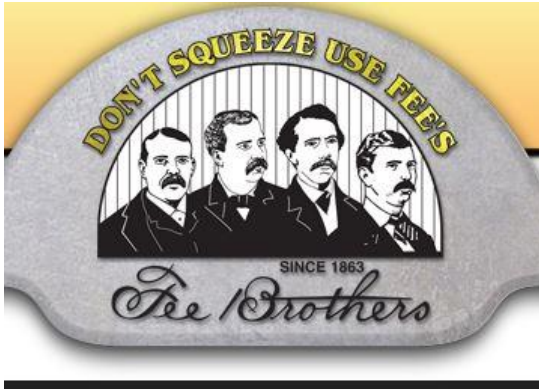
APPLICANT:

Fee Brothers Inc.
453 Portland Avenue
Rochester, New York 14605

PROJECT ADDRESS:

443-445 Portland Avenue
Rochester, New York 14605

PROJECT SUMMARY:



Fee Brothers Inc., (FB) founded in 1864, is a manufacturer of cocktail mixes botanical waters, brines, cordial syrups and bitters. FB is proposing to expand their existing 19,800 square foot warehouse and production facility in the City of Rochester to accommodate continued growth in their business. Total addition will be 5,160 square feet. The \$534,406 project will impact 14 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 2 FTEs.

PROJECT AMOUNT:

\$534,406 – Lease/Leaseback with JobsPlus

JOBS:

EXISTING:

14 FTEs

NEW:

2 FTEs

REQUIREMENT:

2 FTEs

RECOMMENDATION:

Staff recommends Board approval of incentives for this project based on the following: A project qualifies as a manufacturer. The project has a benefit/incentive ratio of 5.3:1. The net increase in property taxes or PILOTS paid is approximately \$79,074 over a ten year period. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



Board Report

Table 1: Basic Information

Project Applicant	Fee Brothers Inc.
Project Name	2013 Expansion
Project Industry	Beverage and Tobacco Product Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$534,406
Mortgage Amount	\$480,000
Employment at Application (Annual FTEs)	14
Direct Employment Expected to Result from Project (Annual FTEs)	2
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	\$284,183	
Total Project Incentives	\$53,141	
State and Regional Benefits to Incentives Ratio	5.3:1	
Projected Employment	State	Region
Total Employment	13	13
Direct **	2	2
Indirect ***	4	4
Induced ****	3	3
Temporary Construction (Direct and Indirect)	5	5

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

Total State and Regional Benefits	\$284,183
Income Tax Revenue	\$121,385
Property Tax/PILOT Revenue	\$79,074
Sales Tax Revenue	\$79,365
IDA Fee	\$4,358

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

Total Project Incentives	\$53,141
Mortgage Tax	\$4,800
Property Tax Above 485-b	\$28,662
Sales Tax	\$19,679

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