



APPLICATION SUMMARY

DATE: April 18, 2017

APPLICANT:

The Meadows at English LLC
34 Buckman Road
Rochester, NY 14615

PROJECT SUMMARY:

The Meadows at English LLC (Meadows), a subsidiary of Ambassador Homes Inc., is a local developer and manager of senior housing communities. Meadows intends to develop, market and construct 27 senior townhomes in the Town of Greece, NY. The new development will offer townhomes to Seniors at market rate rent, with amenities specifically catered to the independent elderly who have special needs. The development will include 7 individual buildings with a private entry road and other amenities. The project is being supported by the Town of Greece as the need for senior housing is clearly articulated in their Town Master Plan. The applicant is seeking a standard property tax exemption for the project, as well as a mortgage tax exemption and sales tax exemptions on eligible purchases. The Benefit/Incentive ratio is 1.1:1

PROJECT AMOUNT:

\$5,200,000

EXEMPTIONS:

\$ 902,681 PILOT, Mortgage & Sales Tax Exemptions

JOBS: EXISTING:

0 FTEs

NEW:

1 FTEs

REQUIREMENT:

1 FTEs

REAL PROPERTY TAXES:

EXISTING:

\$ 16,946

WITH IMPROVEMENTS:

\$ 861,599

PUBLIC HEARING DATE:

April 18, 2017

BENEFIT TO INCENTIVE RATIO:

1.1:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR STUDENT/SENIOR/AFFORDABLE HOUSING

APPROVED PURPOSE:

STUDENT/SENIOR/AFFORDABLE HOUSING

Board Report

Table 1: Basic Information

Project Applicant	Meadows at English
Project Name	Meadows at English
Project Description	Construction of 27 Senior Townhomes in the Town of Greece.
Project Industry	Private Households
Municipality	Greece Town
School District	Hilton
Type of Transaction	Lease
Project Cost	\$5,200,000
Mortgage Amount	\$4,500,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	1
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	\$993,557	
Total Project Incentives	\$902,681	
State and Regional Benefits to Incentives Ratio	1.1:1	
Projected Employment	State	Region
Total Employment	39	39
Direct**	1	1
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	38	38

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

Total State and Regional Benefits	\$993,557
Income Tax Revenue	\$65,106
Property Tax/PILOT Revenue	\$844,653
Sales Tax Revenue	\$44,448
IDA Fee	\$39,350

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

Total Project Incentives	\$902,681
Mortgage Tax	\$45,000
Property Tax Above 485-b	\$572,801
Sales Tax	\$284,880

* 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: April 18, 2017

APPLICANT:	Flower City Glass LLC 188 Mt. Hope Avenue Rochester, NY 14620
PROJECT ADDRESS:	188 Mt. Hope Avenue Rochester, New York 14620
PROJECT SUMMARY:	Flower City Glass Co. of New York, LLC (Flower City) is purchasing a CNC machine, which will be used in their shop to fabricate windows and doors prior to installation. Flower City Glass, a family-owned business headquartered in Rochester, has been providing commercial glass, residential glass, and auto glass products to the region for 3 generations (90 years). Their products and services include technical commercial glass, historic windows, custom glass shower doors, residential windows and doors, and auto glass repair/replacement, installation, and maintenance services. The \$118,340 project will create 2 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption only on the equipment purchase. The Benefit/Incentive ratio is 24.3:1.

PROJECT AMOUNT: \$118,340

SALES TAX EXEMPTION: \$9,467

JOBS: EXISTING:	60	FTEs
NEW:	2	FTEs
GREATRATE REQUIREMENT:	1	FTEs

BENEFIT TO INCENTIVE RATIO: 24.3:1

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	Flower City Glass
Project Name	Flower City EquiPlus
Project Description	GreatRate/GreatRebate on purchase of CNC Machine for window and door fabrication
Project Industry	Miscellaneous Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$118,340
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^{*})

Total State and Regional Benefits	\$229,570	
Total Project Incentives	\$9,431	
State and Regional Benefits to Incentives Ratio	24.3:1	
Projected Employment	State	Region
Total Employment	5	5
Direct**	2	2
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$229,570
Income Tax Revenue	\$154,200
Sales Tax Revenue	\$74,392
IDA Fee	\$942

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

Total Project Incentives	\$9,431
Property Tax Above 485-b	\$-37
Sales Tax	\$9,467

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: April 18, 2017

APPLICANT: Ridgeway Properties I, LLC
1020 Lee Road
Rochester, New York 14606

TENANT: Clearwater Organic Farms, LLC
205 McLaughlin Blvd
Rochester, New York 14606

PROJECT SUMMARY: Ridgeway Properties I, LLC, a local developer, is seeking incentives for construction of a facility for Clearwater Organic Farms, LLC (Clearwater). Clearwater, a new company which has been supported by the State of New York and other local partners, will utilize cutting edge hydroponic technology to produce fresh, locally grown, year round organic baby leaf greens to supply markets throughout New York State. Ridgeway Properties will construct a 650,000 square foot growing facility on 8 acres of land for Clearwater. The project will be the largest hydroponic commercial greenhouse of its kind in the United States, and will produce more than 2.7 million pounds of fresh produce annually. The facility will be constructed at the Eastman Business Park in Rochester, adjacent to the LiDestri Foods, and will involve a total investment of \$42.6 million and create 100 FTEs and 7 PTEs. The applicant is seeking sales and mortgage tax exemptions, and property tax abatement on the increased value resulting from their \$18 Million investment. Clearwater will invest \$24.6 Million, and is seeking approval of sales tax exemptions on furniture, fixtures, equipment and other eligible costs. The Benefit/Incentive ratio is 1.1:1.

PROJECT AMOUNT: \$42,648,557

JOBS: EXISTING:	0	FTEs
NEW:	104	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$946,420
WITH IMPROVEMENTS:	\$1,434,625

PUBLIC HEARING DATE: April 18, 2017

BENEFIT TO INCENTIVE RATIO: 1.1:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	Ridgeway Properties, LLC
Project Name	Clearwater Organic Farms
Project Description	Produce fresh, locally grown organic baby leaf greens using cutting edge hydroponic technology
Project Industry	Food Manufacturing
Municipality	Greece Town
School District	Greece
Type of Transaction	Lease
Project Cost	\$42,648,556
Mortgage Amount	\$13,500,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	100
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	\$8,464,495	
Total Project Incentives	\$7,929,158	
State and Regional Benefits to Incentives Ratio	1.1:1	
Projected Employment	State	Region
Total Employment	486	486
Direct**	100	100
Indirect***	99	99
Induced****	67	67
Temporary Construction (Direct and Indirect)	221	221

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

Total State and Regional Benefits	\$8,464,495
Income Tax Revenue	\$4,682,311
Property Tax/PILOT Revenue	\$488,206
Sales Tax Revenue	\$2,973,764
IDA Fee	\$320,214

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

Total Project Incentives	\$7,929,158
Mortgage Tax	\$135,000
Property Tax Above 485-b	\$5,972,323
Sales Tax	\$1,821,835

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