



APPLICATION SUMMARY

DATE: June 20, 2017

APPLICANT: Quality Vision International, Inc.
850 Hudson Avenue
Rochester, NY 14621

PROJECT SUMMARY: Quality Vision International (QVI) is in the final phase of a 5-year renovation and expansion project at their campus on Hudson Avenue in the City of Rochester. The current project involves the construction of a 43 space parking lot, a new building to accommodate two production machines, and a new warehouse to store the materials required to build their products. QVI, designer and manufacturer of optical and multisensory coordinate measuring machines, was founded in Rochester in 1945 and has been at the Hudson Avenue location since 1973. The \$2,916,534 project will retain 10 FTEs, and will continue to support the existing 308 employees at this City location. The applicant is seeking approval of a sales tax exemption only on eligible expenditures. The Benefit/Incentive ratio is 17.5:1.

PROJECT AMOUNT: \$2,916,534

SALES TAX EXEMPTION: \$68,745

JOBS: EXISTING:	308	FTEs
RETAINED:	10	FTEs
NEW:	0	FTEs

BENEFIT TO INCENTIVE RATIO: 17.5:1

SEQR: REVIEWED AND PROCESS IS COMPLETE

ELIGIBILITY: APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE: JOB RETENTION



Board Report

Table 1: Basic Information

Project Applicant	Quality Vision
Project Name	QVI
Project Industry	Miscellaneous Manufacturing
Type of Transaction	Tax Exemptions
Project Cost	\$2,916,534
Employment at Application (Annual FTEs)	302
Direct Employment Expected to Result from Project (Annual FTEs)	10
Direct Employment Required for PILOT (Annual FTEs)	30

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

Total State and Regional Benefits	\$1,204,959	
Total Project Incentives	\$68,745	
State and Regional Benefits to Incentives Ratio	17.5:1	
Projected Employment	State	Region
Total Employment	40	40
Direct**	10	10
Indirect***	4	4
Induced****	9	9
Temporary Construction (Direct and Indirect)	17	17

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

Total State and Regional Benefits	\$1,204,959
Income Tax Revenue	\$799,239
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$390,788
IDA Fee	\$14,933

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

Total Project Incentives	\$68,745
Sales Tax	\$68,745

* 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: May 16,2017

APPLICANT: Simonetti Properties & Management, LLC
1050 Penfield Rd.
Rochester, NY 14625

TENANT: University of Rochester
135 Corporate Woods, Suite 161
Rochester, NY 14623

PROJECT SUMMARY: Simonetti Properties & Management, LLC (Simonetti) a development company, is proposing to construct an urgent care facility to be operated by the University of Rochester Medical Center/Strong Memorial Hospital (U of R) located at 2047 W. Ridge Rd. in the Town of Greece. The 5,600 square foot facility will provide outpatient care for the treatment of acute and chronic illnesses and injuries. Simonetti will provide the building shell, and U of R will complete all interior renovations. U of R has received a certificate of need from the NYS Department of Health for this project. The project is projected to create 17 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions and property tax abatement. The job creation requirement is 1 FTE. The tenant's purchases are not subject to sales tax. The Benefit/Incentive ratio is 4.7:1.

PROJECT AMOUNT: \$ 1,535,773– Lease/Leaseback with Abatement

JOBS: EXISTING:	0	FTEs
NEW:	17	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 29,225
WITH IMPROVEMENTS:	\$216,030

PUBLIC HEARING DATE: May 15, 2017

BENEFIT TO INCENTIVE RATIO: 4.7:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: NEW BUILDING CONSTRUCTION OR RENOVATION PROJECT FOR UNIVERSITY AND/OR MEDICAL RELATED FACILITIES IN WHICH A 501(C)3 ENTITY LEASES FROM A FOR-PROFIT ENTITY

APPROVED PURPOSE: MEDICAL



Board Report

Table 1: Basic Information

Project Applicant	Simonetti Properties & Management, LLC
Project Name	U or R Greece Urgent Care
Project Industry	Ambulatory Health Care Services
Municipality	Greece Town
School District	Greece
Type of Transaction	Lease
Project Cost	\$1,535,773
Mortgage Amount	\$0
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	17
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	\$1,014,601	
Total Project Incentives	\$214,943	
State and Regional Benefits to Incentives Ratio	4.7:1	
Projected Employment	State	Region
Total Employment	55	55
Direct**	17	17
Indirect***	3	3
Induced****	7	7
Temporary Construction (Direct and Indirect)	28	28

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

Total State and Regional Benefits	\$1,014,601
Income Tax Revenue	\$498,602
Property Tax/PILOT Revenue	\$186,805
Sales Tax Revenue	\$317,327
IDA Fee	\$11,868

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

Total Project Incentives	\$214,943
Mortgage Tax	\$0
Property Tax Above 485-b	\$187,311
Sales Tax	\$27,632

* 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.



APPLICATION SUMMARY

DATE: June 20, 2017

APPLICANT:

NYDOC Group, LLC 320 – 356 Sherman St. Rochester, NY 14606

PROJECT SUMMARY:

NYDOC Group, LLC (NYDOC), a document destruction company, is proposing to purchase production equipment and renovate their facility in the City of Rochester. NYDOC provides confidential services to customers throughout Upstate New York. The \$285,500 project will impact 1 FTE, and is projected to create 7.5 new FTEs over the next three years. NYDOC has been approved for a GreatRebate 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 9:1

PROJECT AMOUNT:

\$285,500 – Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$21,240

JOBS: EXISTING:
NEW:
GREATREBATE REQUIREMENT:

1	FTEs
8	FTEs
2	FTEs

BENEFIT TO INCENTIVE RATIO:

9:1

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	NYDOC Group, LLC
Project Name	NYDOC EquiPlus
Project Industry	Administrative and Support Services
Type of Transaction	Tax Exemptions
Project Cost	\$285,500
Employment at Application (Annual FTEs)	1
Direct Employment Expected to Result from Project (Annual FTEs)	8
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	\$191,553	
Total Project Incentives	\$21,240	
State and Regional Benefits to Incentives Ratio	9:1	
Projected Employment	State	Region
Total Employment	12	12
Direct**	8	8
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	1	1

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

Total State and Regional Benefits	\$191,553
Income Tax Revenue	\$105,682
Property Tax/PILOT Revenue	\$0
Sales Tax Revenue	\$85,872

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

Total Project Incentives	\$21,240
Sales Tax	\$21,240

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APPLICATION SUMMARY

DATE: June 20, 2017

APPLICANT: P & L Linden, LLC
33 Westfield Commons
Rochester, NY 14625

TENANT: KAFL, Inc.
85 Allen St., Suite 300
Rochester, NY 14608

PROJECT SUMMARY: P & L Linden, LLC (P&L), is proposing to purchase and renovate 800 Linden Avenue in the Town of Pittsford for a related entity, KAFL, Inc. (KAFL). KAFL is a wholesale insurance brokerage agency which offers services in the areas of life, long term care, disability, annuities, and employee benefits to licensed insurance brokers nationwide. The 10,500 square foot facility will provide a more efficient work flow for KAFL, Inc. The project will impact 29 FTEs and is projected to create 9 new FTEs over the next three years. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption and property tax abatement on the increase in assessment. The job creation requirement is 3 FTE. KAFL, the tenant, is seeking approval of sales tax exemptions on \$250,000 of purchases for interior renovations, equipment and furniture. The Benefit/Incentive ratio is 5.9:1.

PROJECT AMOUNT: \$1,821,550 – Lease/Leaseback with Abatement

JOBS: EXISTING:	29	FTEs
NEW:	9	FTEs
REQUIREMENT:	3	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$188,835
WITH IMPROVEMENTS:	\$363,474

PUBLIC HEARING DATE: May 15, 2017

BENEFIT TO INCENTIVE RATIO: 5.9:1

SEQR: INTERNAL RENOVATIONS ONLY; EXEMPT FROM SEQR.

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

APPROVED PURPOSE: JOB CREATION



Board Report

Table 1: Basic Information

Project Applicant	P & L Linden, LLC
Project Name	KAFL, Inc.
Project Industry	Insurance Carriers and Related Activities
Municipality	Pittsford Town
School District	East Rochester
Type of Transaction	Lease
Project Cost	\$1,821,550
Mortgage Amount	\$1,350,000
Employment at Application (Annual FTEs)	29
Direct Employment Expected to Result from Project (Annual FTEs)	9
Direct Employment Required for PILOT (Annual FTEs)	3

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

Total State and Regional Benefits	\$915,923	
Total Project Incentives	\$154,638	
State and Regional Benefits to Incentives Ratio	5.9:1	
Projected Employment	State	Region
Total Employment	27	27
Direct**	9	9
Indirect***	6	6
Induced****	6	6
Temporary Construction (Direct and Indirect)	6	6

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

Total State and Regional Benefits	\$915,923
Income Tax Revenue	\$456,275
Property Tax/PILOT Revenue	\$174,639
Sales Tax Revenue	\$270,997
IDA Fee	\$14,012

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

Total Project Incentives	\$154,638
Mortgage Tax	\$13,500
Property Tax Above 485-b	\$59,938
Sales Tax	\$81,200

* Figures over 10 years and discounted by 2%

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