



## APPLICATION SUMMARY

**DATE:** July 18, 2017

**APPLICANT:** Allied Frozen Storage, Inc.  
260 State Street  
Brockport, New York 14420

**TENANT:** SatisPie, LLC  
155 Balta Dr.  
Rochester, New York 14623

**PROJECT SUMMARY:** Allied Frozen Storage, Inc., a real estate holding company, will be leasing 146,000 square feet to SatisPie, LLC (SatisPie) for the expansion of manufacturing, finishing, and freezing of pies. SatisPie, who distributes its pies to wholesale accounts across the United States, is proposing to renovate and install production lines as well as 46,000 square feet of frozen storage capacity at 4 Owens Rd. in the Village of Brockport. Their current location in the Town of Henrietta will remain in operation. SatisPie considered relocating to Canada or North Carolina. The \$9.25 million project will retain 58 FTEs and is projected to create 57 new FTEs over the next three years. The applicant is seeking approval of a JobsPlus property tax abatement, which has a job creation requirement of 6 FTEs. SatisPie is seeking approval of sales tax exemptions on materials, non-manufacturing equipment, furniture and fixtures. The Benefit/Incentive ratio is 29:1.

**PROJECT AMOUNT:** \$9,250,000 – Lease/Leaseback with Abatement

<b>JOBS: EXISTING:</b>	58	FTEs
<b>NEW:</b>	57	FTEs
<b>REQUIREMENT:</b>	6	FTEs

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$1,329,233
<b>WITH IMPROVEMENTS:</b>	\$1,670,969

**PUBLIC HEARING DATE:** July 13, 2017

**BENEFIT TO INCENTIVE RATIO:** 29:1

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

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB RETENTION



# Board Report

Table 1: Basic Information

Project Applicant	Allied Frozen Storage, Inc.
Project Name	SatisPie, LLC
Project Industry	Food Manufacturing
Municipality	Brockport Village, Sweden Town
School District	Brockport
Type of Transaction	Lease
Project Cost	\$9,250,000
Employment at Application (Annual FTEs)	58
Direct Employment Expected to Result from Project (Annual FTEs)	115 (57 created and 58 retained)
Direct Employment Required for PILOT (Annual FTEs)	6

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

<b>Total State and Regional Benefits</b>	<b>\$8,550,403</b>	
<b>Total Project Incentives</b>	<b>\$293,288</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>29.2:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>320</b>	<b>320</b>
Direct**	115 (57 created and 58 retained)	115 (57 created and 58 retained)
Indirect***	113	113
Induced****	77	77
Temporary Construction (Direct and Indirect)	15	15

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

<b>Total State and Regional Benefits</b>	<b>\$8,550,403</b>
Income Tax Revenue	\$4,984,102
Property Tax/PILOT Revenue	\$341,737
Sales Tax Revenue	\$3,154,838
IDA Fee	\$69,725

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

<b>Total Project Incentives</b>	<b>\$293,288</b>
Property Tax Above 485-b	\$117,288
Sales Tax	\$176,000

\* 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.



## APPLICATION SUMMARY

**DATE:** July 18, 2017

**APPLICANT:** REO Holdings LLC  
Center City Place LLC  
1942 East Main Street  
Rochester, New York 14609

**PROJECT SUMMARY:** REO Holdings LLC and Center City Place LLC (REO & CCP) own 131 – 163 State St. in the City of Rochester, located between Church and Allan Streets. REO & CCP are proposing to rehabilitate and renovate the 6 parcels on State Street that were originally constructed in the early 1900’s. The parcels have been substantially vacant for nearly 30 years. The 55,000 square foot mixed use project will create commercial/retail space on the first floor, and 54 market rate apartments on the upper stories. The \$7 million project has received a \$950,000 grant from RestoreNY and qualifies for state and federal historic tax credits. The project is supported by the City of Rochester as it will add vitality to the City Center while preserving the historic character of the buildings. The project will impact 8 FTEs and is projected to directly create 2 new FTEs over the next three years. Additional jobs will be created by new commercial tenants. The applicant is seeking approval of JobsPlus property tax abatement, as well as sales and mortgage recording tax exemptions. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.4:1.

**PROJECT AMOUNT:** \$7,060,800 – Lease/Leaseback with Abatement

<b>JOBS: EXISTING ( TENANTS):</b>	8	FTEs
<b>NEW:</b>	2	FTEs
<b>REQUIREMENT:</b>	1	FTEs

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$ 365,343
<b>WITH IMPROVEMENTS:</b>	\$1,624,014

**PUBLIC HEARING DATE:** July 14, 2017

**BENEFIT TO INCENTIVE RATIO:** 2.4:1

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

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

**APPROVED PURPOSE:** COMMUNITY DEVELOPMENT



# Board Report

Table 1: Basic Information

Project Applicant	REO - Center City
Project Name	REO Center City
Project Industry	Repair and Maintenance
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$7,060,800
Mortgage Amount	\$3,350,000
Employment at Application (Annual FTEs)	0
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 \*)

<b>Total State and Regional Benefits</b>	<b>\$1,603,312</b>	
<b>Total Project Incentives</b>	<b>\$663,161</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>2.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>90</b>	<b>90</b>
Direct**	2	2
Indirect***	0	0
Induced****	1	1
Temporary Construction (Direct and Indirect)	87	87

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

<b>Total State and Regional Benefits</b>	<b>\$1,603,312</b>
Income Tax Revenue	\$172,260
Property Tax/PILOT Revenue	\$1,258,670
Sales Tax Revenue	\$119,076
IDA Fee	\$53,306

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

<b>Total Project Incentives</b>	<b>\$663,161</b>
Mortgage Tax	\$33,500
Property Tax Above 485-b	\$431,991
Sales Tax	\$197,670

\* 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:** July 18, 2017

**APPLICANT:** OFD Foods, LLC  
525 25<sup>th</sup> Avenue S. W.  
Albany, Oregon 97322

**PROJECT ADDRESS:** 1000 Rush Henrietta Town Line Road  
Rush, New York 14543

**PROJECT SUMMARY:** OFD Foods, LLC (OFD), who is headquartered in Albany, Oregon, manufactures freeze dried products. OFD is proposing to construct a 42,000 square foot production facility in the Town of Henrietta to service their east coast and mid-west customers. OFD's products include food, pharmaceutical and biological materials for commercial, military and consumer markets. The Company considered multiple locations throughout the US for their expansion. The project is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of Green JobsPlus property tax abatement and a sales tax exemption. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 3.4:1.

**PROJECT AMOUNT:** \$20,445,000 – Lease/Leaseback with Abatement

<b>JOBS: EXISTING:</b>	0	FTEs
<b>NEW:</b>	30	FTEs
<b>REQUIREMENT:</b>	1	FTEs

**REAL PROPERTY TAXES:**

<b>EXISTING:</b>	\$ 202,106
<b>WITH IMPROVEMENTS:</b>	\$2,571,197

**PUBLIC HEARING DATE:** July 14, 2017

**BENEFIT TO INCENTIVE RATIO:** 3.4:1

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

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB CREATION



# Board Report

Table 1: Basic Information

Project Applicant	OFD Foods Manufacturing Facility
Project Name	OFD Foods
Project Description	Construct 42,000 Sq. Ft. Manufacturing Facility
Project Industry	Food Manufacturing
Municipality	Henrietta Town
School District	Rush-Henrietta
Type of Transaction	Lease
Project Cost	\$20,445,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	30
Direct Employment Required for PILOT (Annual FTEs)	1

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

<b>Total State and Regional Benefits</b>	<b>\$5,773,896</b>	
<b>Total Project Incentives</b>	<b>\$1,678,742</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>3.4:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>226</b>	<b>226</b>
Direct**	30	30
Indirect***	30	30
Induced****	20	20
Temporary Construction (Direct and Indirect)	146	146

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

<b>Total State and Regional Benefits</b>	<b>\$5,773,896</b>
Income Tax Revenue	\$1,986,041
Property Tax/PILOT Revenue	\$2,369,091
Sales Tax Revenue	\$1,265,077
IDA Fee	\$153,688

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

<b>Total Project Incentives</b>	<b>\$1,678,742</b>
Property Tax Above 485-b	\$983,942
Sales Tax	\$694,800

\* Figures over 14 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:** July 18, 2017

**APPLICANT:** Circle Street Development II  
One Circle Street  
Rochester, New York 14607

**TENANT:** The Pike Companies Limited  
One Circle Street  
Rochester, New York 14607

**PROJECT SUMMARY:** Circle Street Development II (Circle Street), a real estate holding company, is proposing to consolidate The Pike Companies Limited (Pike) operations, currently located in Henrietta and the City of Rochester to one location in the City of Rochester. Pike began operations in 1873 and provides design build services and project management for the manufacturing, healthcare, higher-education and energy industries. The \$7.4 million project will involve 9 parcels in the reconfiguration, renovation to include the buildout of a 65,000 square feet to accommodate offices, and warehouse space. Additionally, Circle Street has demolished the former Staub's Dry Cleaner Building (a brownfield site), and will create additional parking. The project will impact 300 and is projected to create 30 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement, sales tax and mortgage recording tax exemption. The job creation requirement is 30 FTE. The Benefit/Incentive ratio is 12.6:1.

**PROJECT AMOUNT:** \$ 7,357,773 – Lease/Leaseback with Abatement

<b>JOBS: EXISTING:</b>	300	FTEs (250 in Rochester & 50 in Henrietta)
<b>NEW:</b>	30	FTEs
<b>REQUIREMENT:</b>	30	FTEs

<b>REAL PROPERTY TAXES:</b>	
<b>EXISTING:</b>	\$ 964,496
<b>WITH IMPROVEMENTS:</b>	\$2,459,936

**PUBLIC HEARING DATE:** July 14, 2017

**BENEFIT TO INCENTIVE RATIO:** 12.6:1

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

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

**APPROVED PURPOSE:** JOB CREATION



# Board Report

Table 1: Basic Information

Project Applicant	Circle Street Development II
Project Name	Pike Co. Consolidation of Operations
Project Description	Consolidate operations at Rochester-based Campus.
Project Industry	Repair and Maintenance
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$7,357,773
Mortgage Amount	\$5,251,000
Employment at Application (Annual FTEs)	300
Direct Employment Expected to Result from Project (Annual FTEs)	330 (30 created and 300 retained)
Direct Employment Required for PILOT (Annual FTEs)	30

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

<b>Total State and Regional Benefits</b>	<b>\$10,418,032</b>	
<b>Total Project Incentives</b>	<b>\$826,547</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>12.6:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>563</b>	<b>563</b>
Direct**	330 (30 created and 300 retained)	330 (30 created and 300 retained)
Indirect***	55	55
Induced****	94	94
Temporary Construction (Direct and Indirect)	84	84

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

<b>Total State and Regional Benefits</b>	<b>\$10,418,032</b>
Income Tax Revenue	\$4,956,158
Property Tax/PILOT Revenue	\$1,495,439
Sales Tax Revenue	\$3,910,902
IDA Fee	\$55,533

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

<b>Total Project Incentives</b>	<b>\$826,547</b>
Mortgage Tax	\$52,510
Property Tax Above 485-b	\$513,253
Sales Tax	\$260,785

\* Figures over 10 years and discounted by 2%

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