



APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT: RCD Properties LLC
90 Air Park Drive, Suite 304
Rochester, New York 14624

TENANT: Trinity Research Center LLC
50 Air Park Drive
Rochester, New York 14624

PROJECT SUMMARY: RCD Properties LLC, a local real estate development firm, is proposing the construction of a 33,000 square foot multi-tenant building in the Town of Chili. In addition to RCD as a tenant, Trinity Research Corp. will occupy 30% of the space. Trinity is a new business focused on creating algorithms for educational platforms based on genetic and DNA screening. The \$4,575,000 project is projected to create 26 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. Trinity is seeking approval of sales tax exemptions on furniture, fixtures and equipment purchases. The Benefit/Incentive ratio is 6.6:1.

PROJECT AMOUNT: \$4,575,000 – Lease/Leaseback with JobsPlus

JOBS: EXISTING:	0	FTEs
NEW:	26	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 62,018
WITH IMPROVEMENTS:	\$653,640

PUBLIC HEARING DATE: September 14, 2015

BENEFIT TO INCENTIVE RATIO: 6.6: 1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: TECHNOLOGY-BASED PRODUCER SERVICE COMPANY

APPROVED PURPOSE: JOB CREATION

RECOMMEND APPROVAL: _____
Acting Executive Director

Board Report

Table 1: Basic Information

Project Applicant	RCD Properties LLC
Project Name	Trinity Research Corp.
Project Industry	Professional, Scientific, and Technical Services
Municipality	Chili Town
School District	Wheatland-Chili
Type of Transaction	Lease
Project Cost	\$4,575,000
Mortgage Amount	\$3,440,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	26
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	\$2,391,950	
Total Project Incentives	\$363,532	
State and Regional Benefits to Incentives Ratio	6.6:1	
Projected Employment	State	Region
Total Employment	99	99
Direct**	26	26
Indirect***	9	9
Induced****	15	15
Temporary Construction (Direct and Indirect)	49	49

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

Total State and Regional Benefits	\$2,391,950
Income Tax Revenue	\$1,099,815
Property Tax/PILOT Revenue	\$591,622
Sales Tax Revenue	\$665,850
IDA Fee	\$34,663

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

Total Project Incentives	\$363,532
Mortgage Tax	\$34,400
Property Tax Above 485-b	\$203,052
Sales Tax	\$126,080

* 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: September 15, 2015

APPLICANT:

Frontier Abstract and Research Services Inc. 30 W. Broad Street, Suite 100 Rochester, New York 14614
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<p>Frontier Abstract and Research Services Inc., (Frontier) produces title searches and title insurance policies for customers throughout New York State. Frontier is headquartered in Rochester, with branch offices in Buffalo, Syracuse and the Capital Region. Frontier will be relocating to 8700 square feet in the Knowlton building in the City of Rochester. The new space will provide a more efficient space and room for continued growth. Frontier currently employs 40 FTEs and expects to create 3 new full-time positions. Frontier has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program for sales tax exemptions on \$174,000 in equipment purchases. The Benefit/Incentive ratio is 8.1:1.</p>
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PROJECT AMOUNT:

\$174,000– Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$ 13,920

JOBS: EXISTING:

40	FTEs
3	FTEs
3	FTEs

NEW:

GREATRATE REQUIREMENT:

BENEFIT TO INCENTIVE RATIO:

8.1: 1

SEQR:

Project is exempt from SEQR.

ELIGIBILITY:

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

Acting Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Frontier Abstract
Project Name	Equipment
Project Industry	Professional, Scientific, and Technical Services
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$174,000
Employment at Application (Annual FTEs)	40
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	\$112,787	
Total Project Incentives	\$13,920	
State and Regional Benefits to Incentives Ratio	8.1:1	
Projected Employment	State	Region
Total Employment	6	6
Direct ^{**}	3	3
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	\$112,787
Income Tax Revenue	\$64,481
Sales Tax Revenue	\$48,306

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

Total Project Incentives	\$13,920
Sales Tax	\$13,920

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT:

Petroleum Services Inc. 650 Lake Avenue Hilton, New York 14468
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PROJECT SUMMARY:

Petroleum Services Inc. (PSI), founded over 60 years ago, installs, services and repairs gas pumps at service stations throughout the Rochester, Buffalo and Syracuse markets. PSI is proposing to acquire a new excavator and commercial truck to meet demand for its services. PSI currently employs 6 FTEs and expects to create 1 new full-time position. PSI has been approved for the GreatRate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 2.9:1.

PROJECT AMOUNT:

\$176,545– Sales Tax Exemptions Only

SALES TAX EXEMPTION:

\$14,124

JOBS: EXISTING:
NEW:
GREATRATE REQUIREMENT:

6	FTEs
1	FTEs
1	FTEs

BENEFIT TO INCENTIVE RATIO:

2.9 : 1

SEQR:

Project is exempt from SEQR.

ELIGIBILITY:

APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

 <hr/> Acting Executive Director
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Board Report

Table 1: Basic Information

Project Applicant	Petroleum Services Inc.
Project Name	Equipment
Project Industry	Construction
Municipality	Hilton Village
School District	Hilton
Type of Transaction	Tax Exemptions
Project Cost	\$176,545
Employment at Application (Annual FTEs)	6
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	\$41,287	
Total Project Incentives	\$14,124	
State and Regional Benefits to Incentives Ratio	2.9:1	
Projected Employment	State	Region
Total Employment	2	2
Direct ^{**}	1	1
Indirect ^{***}	0	0
Induced ^{****}	0	0
Temporary Construction (Direct and Indirect)	0	0

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

Total State and Regional Benefits	\$41,287
Income Tax Revenue	\$24,765
Sales Tax Revenue	\$16,522

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

Total Project Incentives	\$14,124
Sales Tax	\$14,124

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APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT:

Quality Vision International Inc. 850 Hudson Avenue Rochester, New York 14621

PROJECT SUMMARY:



Quality Vision International
Precision for People®

<p>Quality Vision International (QVI) designs and manufactures optical and multisensor coordinate measuring machines used by manufacturers to measure and inspect their products for quality and process control. Founded in Rochester in 1945, QVI is headquartered on a 5.5 acre campus in the City of Rochester. QVI is proposing to add 4,500 sq. ft. to the existing 6,000 sq. ft. Optical Gaging Division Customer Center. The \$1,667,142 project will provide additional space for a temperature and humidity controlled demonstration room and storage/packing and loading area. QVI currently employs 294 FTEs. The Optical Gaging Division currently employs 17 and is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 2 FTEs. The Benefit/Incentive ratio is 4.2:1.</p>
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PROJECT AMOUNT:

\$1,667,142– Lease/Leaseback with JobsPlus – Up to \$100,000 pending Public Hearing

JOBS: EXISTING:	17	FTEs
NEW:	3	FTEs
REQUIREMENT:	2	FTEs

REAL PROPERTY TAXES:

EXISTING:	\$ 727,346
WITH IMPROVEMENTS:	\$1,044,433

PUBLIC HEARING DATE:

October 20, 2015

BENEFIT TO INCENTIVE RATIO:

4.2: 1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

RECOMMEND APPROVAL:

Acting Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Quality Vision International
Project Name	Optical Gaging - Expansion
Project Industry	Computer and Electronic Product Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$1,667,142
Employment at Application (Annual FTEs)	17
Direct Employment Expected to Result from Project (Annual FTEs)	3
Direct Employment Required for PILOT (Annual FTEs)	2

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

Total State and Regional Benefits	\$680,358	
Total Project Incentives	\$160,321	
State and Regional Benefits to Incentives Ratio	4.2:1	
Projected Employment	State	Region
Total Employment	27	27
Direct ^{**}	3	3
Indirect ^{***}	5	5
Induced ^{****}	4	4
Temporary Construction (Direct and Indirect)	15	15

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

Total State and Regional Benefits	\$680,358
Income Tax Revenue	\$212,527
Property Tax/PILOT Revenue	\$317,087
Sales Tax Revenue	\$137,891
IDA Fee	\$12,854

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

Total Project Incentives	\$160,321
Property Tax Above 485-b	\$108,828
Sales Tax	\$51,493

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APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT: LiDestri Foods Inc.
815 West Whitney Road
Fairport, New York 14450

PROJECT ADDRESS: 1020 Lee Road
Rochester, New York 14606

PROJECT SUMMARY: LiDestri Foods Inc. (LFI), headquartered in Fairport NY, is a private label and contract manufacturer of food products, primarily sauces, dips, salsas and spirits, with manufacturing facilities in Monroe County, Pennsylvania, New Jersey and California. LFI is proposing the retrofitting of 25,000 square feet of existing factory space in the Town of Greece. The renovation will create space for a new High Pressure Processing technology for processing fresh foods and beverages. The \$2,050,000 project is projected to create 29 new FTEs over the next three years. LiDestri has been approved for assistance from Empire State Development for the acquisition of \$2,800,000 in equipment for this project. LiDestri is seeking approval of sales tax exemptions only up to \$100,000 pending a Public Hearing. The Benefit/Incentive ratio is 19.7:1.



PROJECT AMOUNT: \$2,050,000– Sales Tax Exemptions Only
EXEMPTIONS: \$ 106,000 – Approve up to \$100,000 pending Public Hearing

JOBS: EXISTING: 0 | FTEs
NEW: 29 | FTEs

PUBLIC HEARING DATE: October 19, 2015

BENEFIT TO INCENTIVE RATIO: 19.7 : 1

SEQR: INTERNAL RENOVATIONS/EQUIPMENT ONLY; EXEMPT FROM SEQR

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION

RECOMMEND APPROVAL: _____
Acting Executive Director



Board Report

Table 1: Basic Information

Project Applicant	LiDestri Foods Inc.
Project Name	High Pressure Processing
Project Industry	Food Manufacturing
Municipality	Greece Town
School District	Greece
Type of Transaction	Tax Exemptions
Project Cost	\$2,050,000
Employment at Application (Annual FTEs)	0
Direct Employment Expected to Result from Project (Annual FTEs)	29

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

Total State and Regional Benefits	\$2,088,953	
Total Project Incentives	\$106,000	
State and Regional Benefits to Incentives Ratio	19.7:1	
Projected Employment	State	Region
Total Employment	90	90
Direct ^{**}	29	29
Indirect ^{***}	29	29
Induced ^{****}	19	19
Temporary Construction (Direct and Indirect)	13	13

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

Total State and Regional Benefits	\$2,088,953
Income Tax Revenue	\$1,272,439
Sales Tax Revenue	\$805,914
IDA Fee	\$10,600

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

Total Project Incentives	\$106,000
Sales Tax	\$106,000

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APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT: Columbia Care NY LLC
24 W. 25th Street, 6th Floor
New York, New York 10010

PROJECT ADDRESS: Eastman Business Park (East)
Building 12, 4th Floor
1669 Lake Avenue
Rochester, New York 14615

PROJECT SUMMARY:



Columbia Care NY LLC (CCNY) is one of only five licenses granted by the New York State Department of Health for the manufacture and dispensing of medical marijuana under New York State's Compassionate Care Act. The act allows patients who suffer from designated serious conditions to be certified by their physicians to receive marijuana for medical use. CCNY is owned by Columbia Care LLC which currently owns and operates manufacturing and dispensing facilities in DC, Arizona, Massachusetts and Illinois. In Phase 1 of this project, CCNY is proposing the renovation and equipping of existing space to create a new, highly secure medical marijuana cultivation facility and dispensary in the Eastman Business Park in the City of Rochester. CCNY currently employs 2 FTEs and expects to create 6 new full-time positions in this initial phase. CCNY has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program. The Benefit/Incentive ratio is 47.4:1.

PROJECT AMOUNT: \$150,000– Sales Tax Exemptions Only

SALES TAX EXEMPTION: \$12,000

JOBS: EXISTING:	2	FTEs
NEW:	6	FTEs
GREATREBATE REQUIREMENT:	1	FTEs

BENEFIT TO INCENTIVE RATIO: 47.4 : 1

SEQR: Project is exempt from SEQR.

ELIGIBILITY: APPROVED GREATRATE/REBATE - EQUIPLUS ONLY

APPROVED PURPOSE: JOB CREATION

RECOMMEND APPROVAL: _____
Acting Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Columbia Care NY LLC
Project Name	Manufacturing/Dispensary
Project Industry	Chemical Manufacturing
Municipality	Rochester City
School District	Rochester
Type of Transaction	Tax Exemptions
Project Cost	\$150,000
Employment at Application (Annual FTEs)	2
Direct Employment Expected to Result from Project (Annual FTEs)	6

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

Total State and Regional Benefits	\$569,100	
Total Project Incentives	\$12,000	
State and Regional Benefits to Incentives Ratio	47.4:1	
Projected Employment	State	Region
Total Employment	21	21
Direct ^{**}	6	6
Indirect ^{***}	7	7
Induced ^{****}	7	7
Temporary Construction (Direct and Indirect)	1	1

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

Total State and Regional Benefits	\$569,100
Income Tax Revenue	\$352,581
Sales Tax Revenue	\$216,519

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

Total Project Incentives	\$12,000
Sales Tax	\$12,000

* Figures over 10 years and discounted by 2%

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APPLICATION SUMMARY

DATE: September 15, 2015

APPLICANT: Riverview Equity I, LLC
6105 Transit Road, Suite 140
East Amherst, New York 14051

TENANT AND PROJECT ADDRESS: University of Rochester
1218-1300 S. Plymouth Avenue
Rochester, New York 14611

PROJECT SUMMARY:



Riverview Equity I, LLC, a real estate development company, is proposing the construction of an additional 104 bed student housing facility in the existing Riverview complex in the City of Rochester. The building will be leased to the University of Rochester to address the demand for off-campus housing. The project will impact 4 FTEs and is projected to create 2 new FTEs over the next three years. The applicant is seeking approval of a custom Shelter Rent property tax abatement which has been approved by the City of Rochester. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 0.4:1.

PROJECT AMOUNT: \$9,000,000 – Lease/Leaseback with custom Shelter Rent abatement

JOBS: EXISTING:	4	FTEs
NEW:	2	FTEs
REQUIREMENT:	1	FTEs

REAL PROPERTY TAXES:	
EXISTING:	\$ 0
WITH IMPROVEMENTS:	\$346,305

PUBLIC HEARING DATE: September 14, 2015

BENEFIT TO INCENTIVE RATIO: 0.4: 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

RECOMMEND APPROVAL: _____
Acting Executive Director



Board Report

Table 1: Basic Information

Project Applicant	Riverview Equity I LLC
Project Name	Student Housing
Project Industry	Real Estate
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$9,000,000
Mortgage Amount	\$9,000,000
Employment at Application (Annual FTEs)	4
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	\$788,795	
Total Project Incentives	\$2,238,338	
State and Regional Benefits to Incentives Ratio	0.4:1	
Projected Employment	State	Region
Total Employment	115	115
Direct ^{**}	2	2
Indirect ^{***}	2	2
Induced ^{****}	1	1
Temporary Construction (Direct and Indirect)	111	111

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

Total State and Regional Benefits	\$788,795
Income Tax Revenue	\$220,527
Property Tax/PILOT Revenue	\$346,305
Sales Tax Revenue	\$154,114
IDA Fee	\$67,850

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

Total Project Incentives	\$2,238,338
Mortgage Tax	\$90,000
Property Tax Above 485-b	\$1,913,538
Sales Tax	\$234,800

* Figures over 9 years and discounted by 2%

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