



APPLICATION SUMMARY

DATE: November 20, 2012

APPLICANT:

Hammer Packaging Corp.
 200 Lucius Gordon Drive
 West Henrietta, New York 14586

PROJECT SUMMARY:

Hammer Packaging Corp. (Hammer), founded in Rochester in 1912, is a commercial printer producing high-quality packaging printing. Hammer currently produces over 22 billion labels per year for some of the world's most recognized brands including Chef Boyardee, SoBe water, Nestea, Soft Scrub, Wegmans and Del Monte. Hammer is proposing to add a 12,200 square foot expansion to its existing 92,200 square foot facility in the Town of Henrietta. The expansion will house a new nine color Variable Sleeve Offset Press. The expansion and new equipment will enable Hammer to meet current customer demand as well as grow this segment of their business. The \$715,000 project will impact 60 FTEs and is projected to create 22 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 6 FTEs.

PROJECT AMOUNT:

\$715,000 (Lease/Leaseback with JobsPlus)

JOBS:

EXISTING

390 FTEs/60 FTEs Impacted

NEW

22 FTEs

JOBSPLUS REQUIREMENT

6 FTEs

RECOMMENDATION:

Staff recommends Board approval of this proposal based on the following: A project qualifies as a manufacturer that will create new jobs in Monroe County. The project has a benefit/incentive ratio of 15.9 to 1. The net increase in property taxes or PILOTS paid is approximately \$88,742 over a 10 year period. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.

Board Presentation

Basic Information

Project Applicant	Hammer Packaging Corp.
Project Title/Description	Expansion
Project Industry	Miscellaneous Manufacturing (NAICS 339)
Municipality	Henrietta
School District	Rush-Henrietta
Project Type	Expansion
Transaction Type	Lease Leaseback
Project Cost	\$715,500
Mortgage Amount	\$715,500
Employment at Application (Annual FTEs)	60
Projected Direct Employment Expected to Result from Project (Annual FTEs)	22
Jobs to be Required by PILOT	6

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$1,533,827
Sales Tax	\$526,810
Income Tax	\$912,559
PILOT/Prop Tax	\$88,742
Transaction Costs	\$5,716

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$96,411
Property Tax (over 485-b)	\$66,360
Sales Tax	\$22,896
Mortgage Tax	\$7,155

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$1,533,827
Total Incentives	\$96,411
State & Local Benefits to Incentives Ratio	15.9 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	22
Indirect**	9
Induced***	13
Temporary Construction (Direct and Indirect)	7

* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy 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 projects) do not fall under this definition.

** **Indirect** – The recipient of COMIDA 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 COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.



APPLICATION SUMMARY

DATE: November 20, 2012

APPLICANT:

Erie Station 25 LLC
75 Thruway Park Drive
West Henrietta, New York 14586

TENANT/PROJECT ADDRESS

Semans Enterprises Inc./New-Cov Fabrications Inc.
25 Hendrix Road
West Henrietta, New York 14586

PROJECT SUMMARY:

Erie Station 25 LLC is proposing to build out 10,000 square feet of an existing 38,000 square foot commercial building located on approximately 4 acres in the Town of Henrietta. The space will be leased to Semans Enterprises/New-Cov Fabrications, Inc. (NCF), a precision manufacturer and metal fabricator. NCF, currently located in the Town of Chili, needs additional manufacturing space to accommodate growth. The \$1.5 Million project is projected to retain 8 FTEs and create 7 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus property tax abatement. The job creation requirement is 1 FTE. NCF will be investing \$55,000 for equip and furnishings and seeks sales tax exemption on the purchases.

PROJECT AMOUNT:

\$1,532,530 (Lease/Leaseback w/JobsPlus)
\$ 55,000 (Sales Exemption)

JOBS:

IMPACTED

8 FTE

NEW

7 FTE

JOBSPLUS REQUIREMENT

1 FTE

PROPERTY TAX ABATEMENT:

JobsPlus

PUBLIC HEARING DATE:

November 19, 2012

RECOMMENDATION:

Staff recommends Board approval of this proposal based on the following: A project qualifies as a manufacturer that will create jobs in Monroe County. The project has a benefit/incentive ratio of 4.5 to 1. The net increase in property taxes or PILOTS paid is \$186,170 over a ten year period. Staff reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.

Board Presentation

Basic Information

Project Applicant	Erie Station 25 LLC
Project Title/Description	New Facility
Project Industry	Fabricated Metal Product Manufacturing (NAICS 332)
Municipality	Henrietta
School District	Rush-Henrietta
Project Type	New Facility
Transaction Type	Lease Leaseback
Project Cost	\$1,587,530
Employment at Application (Annual FTEs)	8
Projected Direct Employment Expected to Result from Project (Annual FTEs)	7
Jobs to be Required by PILOT	1

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$867,587
Sales Tax	\$244,890
Income Tax	\$424,272
PILOT/Prop Tax	\$186,170
Transaction Costs	\$12,256

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$191,649
Property Tax (over 485-b)	\$139,216
Sales Tax	\$52,433

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$867,587
Total Incentives	\$191,649
State & Local Benefits to Incentives Ratio	4.5 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	7
Indirect**	5
Induced***	6
Temporary Construction (Direct and Indirect)	15

* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy 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 projects) do not fall under this definition.

** **Indirect** – The recipient of COMIDA 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 COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.