



## APPLICATION SUMMARY

**DATE:** December 18, 2012

**APPLICANT:**

1700 English Road LLC  
259 Alexander Street  
Rochester, New York 14607

**TENANT & PROJECT ADDRESS:**

LMG Childcare LLC  
1700 English Road LLC  
Rochester, New York 14612

**PROJECT SUMMARY:**

1700 English Road LLC (1700) is proposing to build a new 11,400 square foot building on 1.9 acres in the Town of Greece to be leased to LMG Childcare LLC (LMG). LMG will operate a DoodleBugs! Children's Center providing day care services for up to 176 children. The \$3,000,000 project is projected to create 35 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. LMG Childcare LLC is seeking sales tax exemption on \$250,000 to equip and furnish the building.

**PROJECT AMOUNT:**

**APPLICANT:**

**TENANT:**

\$3,000,000 – Lease/Leaseback with JobsPlus  
\$ 250,000 – Sales Tax Exemptions Only

**JOBS:**

**EXISTING:**

**NEW:**

**REQUIREMENT:**

0 FTEs  
35 FTEs  
1 FTEs

**PUBLIC HEARING DATE:**

December 17, 2012

**RECOMMENDATION:**

Staff recommends Board approval of incentives for this project based on the following: A project qualifies if it creates jobs within Monroe County, provides needed services and increases the tax revenue base. The project has a benefit/incentive ratio of 4.1:1. The net increase in property taxes or PILOTS paid is approximately \$424,585 over a ten 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	1700 English Road LLC
Project Title/Description	New Construction - Daycare Facility
Project Industry	Social Assistance (NAICS 624)
Municipality	Greece
School District	Greece
Project Type	New Facility
Transaction Type	Lease Leaseback
Project Cost	\$3,250,000
Mortgage Amount	\$2,400,000
Employment at Application (Annual FTEs)	0
Projected Direct Employment Expected to Result from Project (Annual FTEs)	35
Jobs to be Required by PILOT	1

### Estimated Community Benefits

Discounted Present Value for 10 years	
<b>Total State &amp; Local Benefits</b>	<b>\$1,153,386</b>
Sales Tax	\$315,328
Income Tax	\$388,749
PILOT/Prop Tax	\$424,585
Transaction Costs	\$24,725

### Estimated Applicant Incentives

Discounted Present Value for 10 years	
<b>Total Incentives</b>	<b>\$281,004</b>
Property Tax (over 485-b)	\$154,604
Sales Tax	\$102,400
Mortgage Tax	\$24,000

### Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$1,153,386
Total Incentives	\$281,004
State & Local Benefits to Incentives Ratio	4.1 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	35
Indirect**	2
Induced***	7
Temporary Construction (Direct and Indirect)	25

\* **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:** December 18, 2012

**APPLICANT:**

Abid Realty LLC  
98 Timrod Drive  
Rochester, New York 14617

**TENANT & PROJECT ADDRESS:**

Wild Bill's Wholesale Inc.  
322 Oak Street  
Rochester, New York 14608

**PROJECT SUMMARY:**

Abid Realty LLC is proposing to build a new 20,000 square foot addition to an existing 4800 square foot building on 1.4 acres in the City of Rochester to be leased to a related entity, Wild Bill's Wholesale Inc. (WBW). WBW is a distributor of grocery and sundry items, serving primarily convenience stores, gas stations and small grocery stores. WBW was leasing approx. 9,000 square feet at 250 Lake Avenue in Rochester. The new expanded location will provide needed space for continuing and projected growth in the business. The \$747,000 project is projected to create 5 new FTEs over the next three years. The applicant is seeking approval of the JobsPlus abatement program. The job creation requirement is 1 FTE. The City of Rochester is requesting COMIDA assistance for this project as it will result in new job creation, new property tax revenue and the redevelopment and improvement of a vacant industrial site.

**PROJECT AMOUNT:**

\$747,000 – Lease/Leaseback with JobsPlus

**JOBS:**

**EXISTING:**

9 FTEs

**NEW:**

5 FTEs

**REQUIREMENT:**

1 FTEs

**RECOMMENDATION:**

Staff recommends Board approval of incentives for this project based on the following: A project qualifies if it creates jobs within Monroe County and increases the tax revenue base. The project has a benefit/incentive ratio of 3.7:1. The net increase in property taxes or PILOTS paid is approximately \$112,408 over a ten 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	Abid Realty LLC
Project Title/Description	New Construction - Warehouse
Project Industry	Wholesale Trade (NAICS 42)
Municipality	Rochester
School District	Rochester City
Project Type	Expansion
Transaction Type	Lease Leaseback
Project Cost	\$747,000
Mortgage Amount	\$716,000
Employment at Application (Annual FTEs)	9
Projected Direct Employment Expected to Result from Project (Annual FTEs)	5
Jobs to be Required by PILOT	1

### Estimated Community Benefits

Discounted Present Value for 10 years	
<b>Total State &amp; Local Benefits</b>	<b>\$281,902</b>
Sales Tax	\$66,809
Income Tax	\$96,733
PILOT/Prop Tax	\$112,408
Transaction Costs	\$5,953

### Estimated Applicant Incentives

Discounted Present Value for 10 years	
<b>Total Incentives</b>	<b>\$76,011</b>
Property Tax (over 485-b)	\$40,931
Sales Tax	\$27,920
Mortgage Tax	\$7,160

### Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$281,902
Total Incentives	\$76,011
State & Local Benefits to Incentives Ratio	3.7 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	5
Indirect**	1
Induced***	2
Temporary Construction (Direct and Indirect)	6

\* **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:** December 18, 2012

**APPLICANT:**

Ambassador Homes Inc.  
34 Buckman Road  
Rochester, New York 14615

**PROJECT & ADDRESS:**

Brook Forest Path  
2594 English Road  
Rochester, New York 14626

**PROJECT SUMMARY:**

Ambassador Homes Inc. (AHI) is proposing to develop and construct Brook Forest Path, a senior rental housing project in the Town of Greece. AHI will construct 12 rental units in 6 buildings. Each building will be a "paired ranch" and include a 1,350 square foot ranch and a 1,500 square foot ranch, each with a two car garage. The \$2,375,000 project is projected to create 1 new job over the next three years. The Town of Greece supports the applicant's application for the JobsPlus property tax abatement program. The job creation requirement is 1 FTE.

**PROJECT AMOUNT:**

**APPLICANT:**

\$2,375,000 – Lease/Leaseback with JobsPlus

**JOBS:**

**EXISTING:**

0 FTE

**NEW:**

1 FTE

**REQUIREMENT:**

1 FTE

**PUBLIC HEARING DATE:**

December 17, 2012

**RECOMMENDATION:**

Staff recommends Board approval of incentives for this project based on the following: A project qualifies if it promotes job creation. Additionally, the availability of this housing contributes to the retention of a population that provides a commercially meaningful contribution who otherwise might relocate from Monroe County due to a lack of appropriate housing suitable to their needs. The project has a benefit/incentive ratio of 2:1. The net increase in property taxes or PILOTS paid is approximately \$244,735 over a ten 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	Ambassador Homes Inc.
Project Title/Description	Senior Living
Project Industry	Real Estate (NAICS 531)
Municipality	Greece
School District	Hilton
Project Type	New Facility
Transaction Type	Lease Leaseback
Project Cost	\$2,375,000
Mortgage Amount	\$1,750,000
Employment at Application (Annual FTEs)	0
Projected Direct Employment Expected to Result from Project (Annual FTEs)	1
Jobs to be Required by PILOT	1

### Estimated Community Benefits

Discounted Present Value for 10 years	
<b>Total State &amp; Local Benefits</b>	<b>\$687,817</b>
Sales Tax	\$106,295
Income Tax	\$220,553
PILOT/Prop Tax	\$342,806
Transaction Costs	\$18,163

### Estimated Applicant Incentives

Discounted Present Value for 10 years	
<b>Total Incentives</b>	<b>\$329,435</b>
Property Tax (over 485-b)	\$244,735
Sales Tax	\$67,200
Mortgage Tax	\$17,500

### Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$687,817
Total Incentives	\$329,435
State & Local Benefits to Incentives Ratio	2.1 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	1
Indirect**	1
Induced***	2
Temporary Construction (Direct and Indirect)	21

\* **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:** December 18, 2012

**APPLICANT:**

Sibley Redevelopment LP  
6 Faneuil Hall Market  
Boston, MA 02109

**PROJECT ADDRESS:**

Sibley Building  
228-280 East Main Street  
Rochester, New York 14604

**PROJECT SUMMARY:**

Sibley Redevelopment LP (SR) will be acquiring the former Sibley department store on Main Street in the City of Rochester. SR proposes to redevelop the 1 million square foot, 12 story building into a mixed-use urban center, including retail uses on the first and second floors, multiple residential uses on the upper floors and office and institutional users on the mid-rise floors including Monroe Community College which has executed a five year lease. SR will acquire the facility for \$5 Million and invest over \$5.8 Million in improvements to the facility. SR projects the creation of 5 new FTEs in the first 3 years of the project. The City of Rochester has requested COMIDA assistance in the form of a custom Payment-in-Lieu-of-Taxes agreement.

**PROJECT AMOUNT:**

\$10,850,000 – Lease/Leaseback with custom PILOT

**JOBS:**

**EXISTING:**

0 FTEs

**NEW:**

5 FTEs

**CONSTRUCTION:**

35 FTEs

**PUBLIC HEARING DATE:**

December 18, 2012

**RECOMMENDATION:**

Staff recommends Board approval of incentives for this project as it results in the creation of new jobs in Monroe County. Additionally, the project will reinvigorate an anchor property in downtown Rochester. The project has a benefit /incentive ratio of 1.4:1. The custom PILOTS to be paid are approximately \$3,850,000 over the term of the PILOT. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



## Board Presentation

### Basic Information

Project Applicant	Sibley Redevelopment LP
Project Title/Description	Sibley Redevelopment
Project Industry	Real Estate (NAICS 531)
Municipality	Rochester
School District	Rochester City
Project Type	Renovation
Transaction Type	Lease Leaseback
Project Cost	\$10,850,000
Mortgage Amount to be exempted	\$0
Employment at Application (Annual FTEs)	0
Projected Direct Employment Expected to Result from Project (Annual FTEs)	5

### Estimated Community Benefits

Discounted Present Value for 22 years	
<b>Total State &amp; Local Benefits</b>	<b>\$4,403,075</b>
Sales Tax	\$189,565
Income Tax	\$281,785
PILOT/Prop Tax	\$3,850,000
Transaction Costs	\$81,725

### Estimated Applicant Incentives

Discounted Present Value for 22 years	
<b>Total Incentives</b>	<b>\$3,177,200</b>
Property Tax	\$3,050,000
Sales Tax	\$127,200
Mortgage Tax	\$0

### Incentive/Benefit Analysis

Discounted Present Value for 22 years	
Total State & Local Benefits	\$4,403,075
Total Incentives	\$3,177,200
State & Local Benefits to Incentives Ratio	1.4 to 1

Projected Permanent New Employment (Annual FTEs)	
Direct*	5
Indirect**	4
Induced***	2
Temporary Construction (Direct and Indirect)	35

\* **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.