

CLIENT NEWS FROM BONCKE MUELLER ELDRED ASSOCIATES, P.C.

Brownfields Tax Incentive Program Funded by Congress on December 15, 2000

As part of an omnibus funding bill passed earlier this month, an important community redevelopment tax provision was approved providing incentives not only for the redevelopment of economically distressed areas, but also brownfield sites nationwide.


Brownfield sites are typically older industrial sites that have been cleared or are being cleared for redevelopment. They may be contaminated as a result of prior uses, and this contamination at any level has traditionally presented an obstacle to putting them back into productive use. The Federal and State governments have paid particular attention to these problematic sites in the past few years, and this latest program is another tool to use.

Specifically, the bill has extended the expiration date for expenditures for environmental remediation to be eligible for a current deduction in lieu of capitalization to include those expenditures paid or incurred before January 1, 2004. The bill also appears to eliminate the target area requirement, expanding eligible sites to include any site containing or potentially containing a hazardous substance as certified by the NYSDEC.

If you have a site that might be eligible for Brownfields assistance, please contact Boncke Mueller Eldred Associates to learn more about eligibility and active programs.

Boncke Mueller Eldred Associates, P.C.

- Site Engineering
- Land Planning
- Landscape Architecture
- Surveying Services
- Construction Services
- Wetland Services
- Economic Development
- Community Development Services
- Approvals and Permitting
- Infrastructure Engineering
- Feasibility Studies
- SEQRA Compliance



“Along with internal features that will be critical to the marketability and success of a telecommunications-oriented facility will be a host of siting and design concerns.”

Capitalizing on Rochester’s New “Telecom Alley”

Much lauded in government and industry circles of late has been the growth of Rochester’s “Telecom Alley” - a collection of telecommunications companies ranging from local start-ups to major multi-national corporations.

The strategic location of these companies in proximity to our research institutions, highly skilled workforce, healthy business environment and high quality of life has led to

Continued on Page 2

Capitalizing on Rochester's New "Telecom Alley" - Con't.

corporate decisions to maintain and expand a presence in our market. Buildings are being constructed and renovated to accommodate this expanding market sector.

As with any new user in our market, there are telecommunications-specific criteria that are necessary in a new facility. Technical spaces will have different and more specific requirements, like power, floor loads, conduits and HVAC, than will administrative, or "people" spaces. Administrative spaces are generally being designed to be open and collaborative, with innovative designs allowing higher densities of employees in fewer usable square feet than ever before. Basin Technology Center, Corporate Crossing and Redcom are all examples of these criteria and all sites by BME.

Along with internal features that will be critical to the marketability and success of a

telecommunications-oriented facility will be a host of siting and design concerns. Is the facility going to be staffed 24/7? Will occupancy densities raise your overall parking requirements? What kinds of telecommunications infrastructure is in the vicinity of your project? What kind of incentives might the public sector be willing to offer as an incentive to your project?

All are critical questions and issues, and all need to be addressed up-front, before a tenant or client is ready to commit. Time will be of the essence as these organizations move and adapt quickly to take advantage of wildly fluctuating capital and business markets. Boncke Mueller Eldred Associates can help you to assemble just the right team to tap into this new and growing real estate marketplace.



**A Telecom Alley Facility
Site by Boncke Mueller Eldred
Associates, P.C.**

Free Listing of Sites and Buildings

New York's Empire State Development Corporation is building a web site to publicize the entire state which will feature sites and buildings available for development and/or redevelopment. Listing on the site is free, and all that is required is basic site information and photos.

If you are interested in listing sites or buildings, give Aaron Gagné a call at Boncke Mueller Eldred Associates for assistance, and to learn how else we might help you grow your businesses and community.

Paychex Corporate Expansion – Site Challenges, Creative Solutions



**Paychex, Inc.
Phase III**

On the rolling site overlooking the Panorama area in the Town of Penfield, the new seven story building will be connected to the existing facilities by a new bridge similar to that connecting the two existing buildings. The full seven stories of the facility will only be exposed on the west side of the building, with five stories and the at-grade entrances located on the northeast side of the facility. Parking areas that vary in elevation up to 30 feet, and an overall drainageway that drops 80 feet from east to west have compelled special attention to critical grading details.

Spanning two towns, 300,000 s.f. of office space and over 26 acres of property, the latest Paychex expansion presents a myriad of challenges, and the opportunity to grow with good design. In 1984, the original 32,000 s.f. building was constructed on the site. Upon completion of this project, it will house approximately 440,000 s.f. of “Class A” space.

The overall site plan for the project considered not only site topography, but points of access, traffic circulation, proximity of parking areas to the buildings and the overall orientation of the buildings on the site. Have a challenging site or a tricky project? Give Boncke Mueller Eldred Associates, P.C., a call at 716-377-7360, because after all, your future is in our plans!



www.bmepc.com
 Have you visited the Boncke Mueller Eldred Associates, P.C. web site lately? Next time you're logged in, stop by to see the variety of resources and tools that we have available, especially past articles that may be of interest.



**BONCKE
MUELLER
ELDRED
ASSOCIATES, P.C.**

**ENGINEERS, SURVEYORS, PLANNERS
LANDSCAPE ARCHITECTS**

10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
PHONE: 716-377-7360
FAX: 716-377-7309
EMAIL: BMEPC@AOL.COM

**WE'RE ON THE WEB
WWW.BMEPC.COM**

Coming Soon – Client Surveys!

As part of our continual effort to improve client and customer service, Boncke Mueller Eldred Associates, P.C. is gearing up to conduct client surveys at the completion of projects. For ongoing clients, we hope to conduct the surveys annually. Feedback and responses will primarily be conducted in person with your BME project manager.

Process improvement, honing practice areas and brushing up on in-demand skill sets are all critical to the success of our organization and your projects. With your honest feedback, we will be able to better serve you as customers and the development profession as a whole. Your assistance and cooperation will be greatly appreciated!

IDA Economic Modeling Worksheet

As part of the economic development services that we offer, Boncke Mueller Eldred Associates, P.C., has developed a spreadsheet-based model to estimate Payment-In-Lieu-Of-Taxes (“PILOT”) program costs and benefits for public and private sector clients alike.

The models span the typical length of a PILOT agreement, ten years, and measure year-by-year and cumulative property tax savings. Also included in the models are estimates of ownership and/or occupancy costs on a per-square-foot basis. If you need help understanding the impacts that a PILOT may have on your project, or measuring and presenting the benefits your public agency can bring to a prospect, contact BME to learn how we can be of assistance.