

WCIDA Project Application Summary

Applicant Information:

March 13, 2019

Indus 19, LLC
850 Panorama Trail South
Rochester, New York 14625

Request:

The Company requests abatement of sales tax on construction materials and non-production equipment, a deviated PILOT agreement for temporary abatement of property tax and abatement of Mortgage recording tax on \$4,800,000. Total incentives proposed, over a ten-year period, are estimated to be \$2,000,000. A public hearing was held March 5th at 3:00 p.m. at the Warsaw Town Hall. Minutes from that hearing are attached.

Company History:

Indus Hospitality Group of Companies (“Indus Group”) is owned and operated by the Mehta family in Rochester, New York. Indus is in its third decade of operations, having formed in 1988. There are currently more than 900 people working for the Company and the corporate offices are based in Penfield, New York. Indus Group owns and operates more than 50 properties, primarily hotels and restaurants in the Rochester, Finger Lakes and Western New York regions. The management team at Indus Group has been recognized numerous times as first-class operators, earning national and regional awards including the Dunkin’ Brands Rising Star of the Year, the Microtel Inn & Suites Franchisee of the Year Award, the Hilton Worldwide Lighthouse Award and TripAdvisor Awards for Excellence.

Project Description:

Indus plans to demolish the former 31,500 sq. ft., 3-story Manor Oak Nursing Home in the Village of Warsaw and replace it with a new build 3-story 32,000 sq. ft. nationally branded Wyndham Microtel hotel. The hotel will be a business class/tourist hotel with 67 guest rooms and amenities. The hotel will also feature meeting rooms, fitness room, outdoor terrace and sundries market. The hotel will be located nearby the county hospital and tourist attractions such as Letchworth State Park and Silver Lake. Additionally, the hotel will serve the surrounding population for temporary lodging for weddings, funerals and other events. There are no hotels of this type currently existing in the Village of Warsaw or Wyoming County. The total project cost is estimated at \$6,000,000.

Employment Impact:

Indus expects to create 15 new jobs over the next 3 years.

Attached Information:

Application and project costs provided by the project applicant to back up its request for WCIDA assistance.