

PROJECT SUMMARY

6150 Donner LLC



Applicant:	6150 Donner LLC (Scott Cassety and Alanja Properties, LLC - Mark Barberio, Principal)	
Project Location:	6150 Donner Road Town of Pendleton	
Assistance:	Assignment and Assumption of PILOTs and revised Employment Plan Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>The applicants wish to acquire the property located at 6150 Donner Road in the Town of Pendleton. The property is owned by Dimax, LLC and is currently occupied by Mac’s Antique Auto parts (a division of Eckler Industries). Dimax received a PILOT in 2006 for construction of the initial 30,000 square feet. In 2010, a second PILOT was approved by the NCIDA for the construction of a 30,000 square foot addition. Four and seven years, respectively, remain on those PILOTS. The applicants are requesting assignment and assumption of the existing PILOTS, mortgage recording tax abatement and sales tax abatement for limited improvements.</p> <p>In addition, the original PILOTS were granted with the understanding that Mac’s Antique Auto parts would be the occupant of the original structure and the addition and that significant growth of the company was expected. Sale of Mac’s to Eckler Industries in 2017 resulted in the warehousing operations being moved out of state, resulting in a significant loss of jobs at the site. Approximately 30 Ecklers employees remain in the building under a sublease with a duration of 4 years.</p> <p>Upon acquisition, the applicants will aggressively market the building for a new tenant to occupy the unused warehouse space. Since the original employment plan is no longer realistic for the situation, the applicants are requesting that the employment requirements in the building be lowered to a total of 45.</p>	
Project Costs:	Real Estate Improvements Soft costs & other TOTAL	\$ 2,260,000 \$ 100,000 <u>\$ 5,000</u> \$ 2,365,000
Employment:	Current jobs in Niagara County 30 New Jobs in Niagara County within 3 years: 15 Total Annual Payroll End Year 3: \$1,350,000 Skills: Warehouse, Production, Administrative, Management	

REGIONAL ECONOMIC IMPACT ANALYSIS
6150 Donner Road

Estimated State & Regional Benefits / Estimated Project Incentives Analysis

Total State and Regional Benefits	\$ 1,062,640
Total Project Incentives	\$ 289,835
Benefit to Cost Ratio	3.7:1

Projected Employment	State	Region
Total Employment	67	67
Direct**	45	45
Indirect***	6	6
Induced****	16	16
Temporary Construction (Direct and Indirect)	1	1

Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$1,062,640
Income Tax Revenue	\$ 426,853
Property Tax/PILOT Revenue	\$ 298,460
Sales Tax Revenue	\$ 337,327

Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$ 289,835
Mortgage Tax	\$ 13,560
Property Tax	\$ 268,275
Sales Tax	\$ 8,000

* Figures over 15 years and discounted by 3.49%

** 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.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.