

PROJECT SUMMARY
Neelkanth Hotel LLC (Hampton Inn)



Applicant:	Neelkanth Hotel LLC (Hampton Inn)	
Project Location:	6082 Transit Road Town of Pendleton	
Assistance:	10 year PILOT Mortgage Recording Tax Abatement Sales Tax Abatement	
Description:	<p>This project calls construction of a new Hampton Inn at 5082 Transit Road in the Town of Pendleton. The facility will have 72 rooms on four floors and will offer such amenities as 75-people meeting room, business center and continental breakfast room.</p> <p>A recent feasibility study done by the City of Lockport indicates that the area will support a hotel of this caliber.</p> <p>The NCIDA has done two previous Hampton Inn projects in the City of Niagara Falls in 1998 and 2011 with the project's principal, Mr. Ramesh Patel.</p>	
Project Costs:	Land/building purchase Sitework Construction Furniture, Fixtures, Equipment Soft costs <div style="text-align: right;">TOTAL</div>	\$ 400,000 \$ 400,000 \$ 3,500,000 \$ 1,200,000 <u>\$ 150,000</u> \$ 5,650,000
Employment:	Existing jobs in Niagara County New jobs Skills: manager, front desk, housekeeping, maintenance	0 14 FTE's

REGIONAL ECONOMIC IMPACT ANALYSIS
Neelkanth Hotel LLC (Hampton Inn)

Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

Total State and Regional Benefits		\$766,642
Total Project Incentives		\$749,385
Projected Employment	State	Region
Total Employment	61	61
Direct**	15	15
Indirect***	3	3
Induced****	4	4
Temporary Construction (Direct and Indirect)	39	39

Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$766,642
Income Tax Revenue	\$ 204,219
Property Tax/PILOT Revenue	\$ 371,794
Sales Tax Revenue	\$ 190,629

Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$749,385
Mortgage Tax	\$ 46,500
Property Tax	\$ 507,585
Sales Tax	\$ 195,300

* 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.