

**PROJECT SUMMARY**  
**Bulldog Business Park, LLC**



<b>Applicant:</b>	Bulldog Business Park, LLC	
<b>Project Location:</b>	2053 Cory Drive Town of Wheatfield	
<b>Assistance:</b>	10 year PILOT Sales Tax Abatements Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>Bulldog business park is an LLC formed for the purpose of constructing three 4,000 square foot multitenant buildings on Cory Drive in the Town of Wheatfield. Twelve individual units will be rented to light industrial, assembly, and warehouse and distribution companies</p> <p>Joesph Paolini is the President and 100% stockholder of Bulldog Enterprises. Mr. Paolini started Paolini Enterprises in 1994. The company is a general contractor and landscape contractor. Mr. Paolini has owned the Niagara Business Park on Niagara Falls Boulevard for over 10 years.</p>	
<b>Project Costs:</b>	Construction Soft costs  TOTAL	\$ 310,000 \$ 10,000 \$ 320,000
<b>Employment:</b>	New Jobs to be created: 14 FT Total Annual Payroll End Year 3: \$324,480 Skills: warehouse, general labor, assembly	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Bulldog Business Park, LLC**

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

<b>Total State and Regional Benefits</b>		<b>\$240,813</b>
<b>Total Project Incentives</b>		<b>\$ 50,295</b>
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>23</b>	<b>23</b>
Direct**	14	14
Indirect***	1	1
Induced****	5	5
Temporary Construction (Direct and Indirect)	3	3

Estimated State & Regional Benefits (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$ 240,813</b>
Income Tax Revenue	\$ 99,140
Property Tax/PILOT Revenue	\$ 26,764
Sales Tax Revenue	\$ 114,909

Estimated Project Incentives (Discounted Present Value\*)

<b>Total Project Incentives</b>	<b>\$ 50,295</b>
Property Tax	\$ 38,375
Sales Tax	\$ 9,920
Mortgage Tax	\$ 2,000

\* 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.