

Niagara County Industrial Development Agency

Project Summary Sheet

Niagara Falls Hospitality, Inc.

(Microtel)

Project No. 10-18

Applicant: Niagara Falls Hospitality, Inc.

Project Location: 7726 Niagara Falls Boulevard, Niagara Falls

Assistance: 10 year standard commercial PILOT
Sales tax exemptions
Mortgage recording tax exemption

Description: Niagara Falls Hospitality, Inc. was established to construct a new 28,000 square foot hotel at 7726 Niagara Falls Boulevard in the City of Niagara Falls. The company purchased the closed Captain's Cove bar/restaurant, which will be demolished to allow for construction of a new 75 room franchised Microtel. This facility will serve tourist and local corporate markets as well as targeting international tour operators.

One of the principals worked with the NCIDA on the Motel 6 project in 2007 and also has an application submitted for another hotel project.

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|-----------------------|---------------------------------|---------------|
| Project Costs: | Land | 300,000 |
| | Demolition and New Construction | \$ 3,500,000 |
| | Machinery and Equipment | 400,000 |
| | Arch/engineering/legal/other | <u>80,000</u> |
| | Total | \$ 4,280,000 |

Employment: Current: 0 Skills: Managerial, customer service, housekeeping
Created: 10 FT
6 PT

Economic Impacts:

- current annual property taxes on the parcel: \$1,500
- estimated annual property taxes at conclusion of PILOT: \$212,000
- \$ 900,000 PILOT payments over 10 years
- \$ 280,000 estimated payroll for first 2 years

Staff Recommendations:

- Project is consistent with Agency policy and IDA legislation
- Agency Counsel has reviewed and approved this request
- Project adds to property tax (PILOT) and sales tax revenues
- Project will provide new, quality hotel rooms for tourists and corporate clients