

**Niagara County Industrial Development Agency**  
 Project Summary Sheet  
**638 Lake Street Properties, LLC**  
**(Woodcock Brothers Brewing Company, Inc)**  
 Project No. 10-12

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**Applicant:** 638 Lake Street Properties, LLC (Woodcock Brothers Brewing Company)

**Project Location:** 638 Lake Street, Wilson

**Assistance:** Standard 10 year Commercial PILOT  
 Sales tax exemptions  
 Mortgage recording tax exemption

**Description:** In May of 2010, brothers Timothy and Mark Woodcock and their spouses established Woodcock Brothers Brewing company, a new business that will encompass a brewery, microbrewery/pub and an associated retail/commercial complex at 638 Lake Street in Wilson.

The Lake Street building is a former cold storage that will be renovated to accommodate the brewery and pub, as well as additional space to be leased to other retail tenants. Woodcock Brothers Brewing Company Inc. will be a full production craft beer brewery, serving a wood fired menu in a 40 seat bar and 40 seat dining room along with a 40+ seat patio for use in summer months. The brewery will be the first producing beer on premises in Niagara County and it will help to enhance Wilson as a tourism destination.

<b>Project Costs:</b>	Land	\$ 75,000
	New construction	273,000
	Renovation	100,000
	Demolition	45,000
	Utilities and road	100,000
	Site work and preparation	25,000
	Machinery & Equipment	295,000
	Arch./eng./legal	80,000
	Soft costs and other	<u>507,000</u>
	Total	\$ 1,500,000

**Employment:** Current: 0 Skills: Managerial, Production, Retail  
 New 23 FT

**Impacts:** Estimated additional annual taxes generated at conclusion of PILOT: \$ 30,000  
 Total payroll years 1 and 2: \$1,221,000

**Staff Recommendations:**

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- Project creates new jobs, increases payrolls, and generates revenues to local taxing jurisdictions.
- Project will help to enhance tourism in Niagara County.