

**PROJECT SUMMARY**  
**Enterprise Lumber & Silo, LLC**



<b>Applicant:</b>	Enterprise Lumber & Silo, LLC	
<b>Project Location:</b>	211 Main Street North Tonawanda, NY 14120	
<b>Assistance:</b>	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>Enterprise Lumber &amp; Silo LLC is a real property holding company owned by the principals of KCB Architecture, P.C. and Joy Kuebler Landscape Architect, P.C. The project involves the adaptive reuse of a historic lumber warehouse at 211 Main Street in the City of North Tonawanda. The building was condemned in 2015 due to years of neglect and lack of maintenance.</p> <p>The new structure will be composed of 6,120 sq ft of Class A professional office space. The principals will occupy 40% of the building and 40% will be available for lease to other professional firms along with common areas. The existing heavy timber framing and foundations will be preserved in the new building.</p>	
<b>Project Costs:</b>	Acquisition/Construction/Improvements	\$ 1,996,559
	Furniture, Fixtures & Equipment	\$ 72,597
	Soft costs	\$ 166,672
	Other: Site Remediation	\$ 846,998
	<b>TOTAL</b>	<b>\$ 3,082,826</b>
<b>Employment:</b>	Current jobs in Niagara County:	9 FTE
	New Jobs in Niagara County within 3 years:	4 FTE
	Total Annual Payroll for New Jobs:	\$173,200
	Skills: Professional, Administrative, Marketing	
<b>Evaluative Criteria:</b>	Age of Structure, Building Vacancy, Redevelopment supports local development plans, Environmental and Safety issues, Building has historic designation.	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Enterprise Lumber & Silo LLC**

**Estimated Project Benefits / Estimated Project Incentives Analysis**

<b>Total Project Benefits</b>	<b>\$ 944,255</b>
<b>Total Project Incentives</b>	<b>\$ 335,814</b>
<b>Community Benefit to Cost Ratio</b>	<b>3:1</b>
<b>Projected Employment</b>	
Total Employment	<b>44</b>
Direct**	13
Indirect***	12
Temporary Construction (Direct and Indirect)	19

**Estimated Project Benefits**

<b>Total Project Benefit</b>	<b>\$ 994,255</b>
Income Tax Revenue	\$ 655,000
Property Tax Revenue	\$ 144,255
Sales Tax Revenue	\$ 195,000

**Estimated Project Incentives**

<b>Total Project Incentives</b>	<b>\$ 335,814</b>
Property Tax	\$ 198,605
Sales Tax	\$ 114,950
Mortgage Tax	\$ 22,259

\*\* 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.

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.