

PROJECT SUMMARY

T & J Canty, LLC



Applicant:	£ W / IΩÚb LLC	
Project Location:	6100 Donner Road, Lockport NY 14094	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Incorporated in 1969, J.M. Canty has been an innovator through the creation and development of a new type of Hyperbaric Chamber Light, used initially in diving research, simulating depths of over a mile. This specialty device was patented, and word of mouth sales led to J.M. Canty diversifying and becoming a leader across a range of industries, from biotech and pharmaceuticals to defense and aerospace. J.M. Canty has created a specialized filtration system that can separate particulates (down to a single micron) that is used in jet fuel, oil & gas, and can be applied to semiconductor / data center technologies. Due to the demand of this state of the art product, J.M. will be expanding their production capability with new expansion up to 40,000 sf, housing an expansive manufacturing space, and additional laboratory equipment. This expansion also includes the need for significant hiring to meet the production demand of this device.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 5,000,000 \$ 2,800,000 \$ 420,000 \$ _____ \$ 8,220,000
Employment:	Current jobs in Niagara County: 42 New Jobs in Niagara County within 3 years: 41 Estimated Annual Payroll for New Jobs: \$2,559,589 Skills: Engineers, Designers, CNC machinists, production, administrative	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, In region Purchase, Job creation and retention.	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

Date May 20, 2026
Project Title T & J Canty, LLC
Project Location 6100 Donner Road, Lockport NY 14094



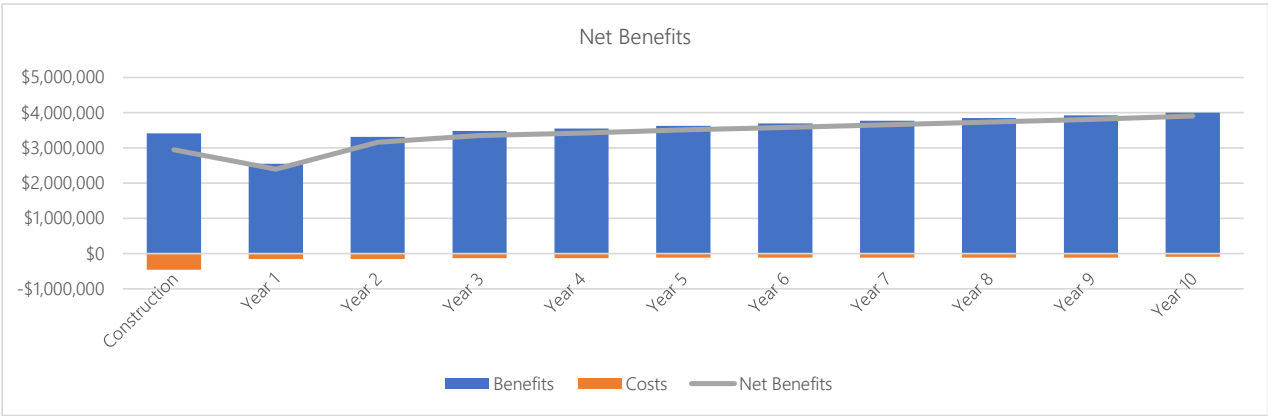
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$8,220,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	30	13	43
Earnings	\$2,534,244	\$686,390	\$3,220,634
Local Spend	\$6,576,000	\$2,362,896	\$8,938,896

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	41	12	53
Earnings	\$41,883,216	\$11,948,546	\$53,831,762

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

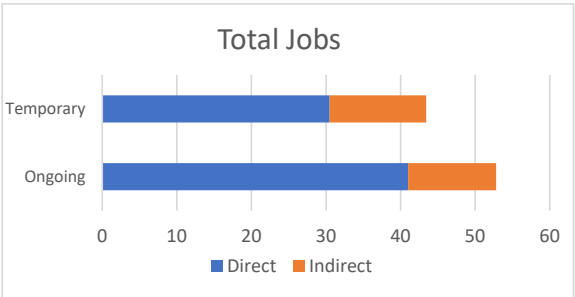
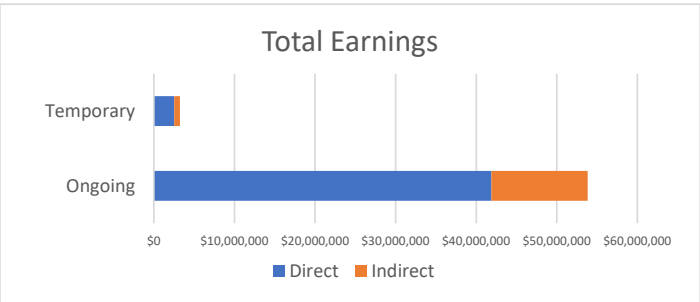


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,708,947	\$1,484,084
Sales Tax Exemption	\$424,000	\$424,000
Local Sales Tax Exemption	\$212,000	\$212,000
State Sales Tax Exemption	\$212,000	\$212,000
Mortgage Recording Tax Exemption	\$37,500	\$37,500
Local Mortgage Recording Tax Exemption	\$12,500	\$12,500
State Mortgage Recording Tax Exemption	\$25,000	\$25,000
Total Costs	\$2,170,447	\$1,945,584

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$57,892,395	\$49,592,884
To Private Individuals	\$57,052,396	\$48,889,015
Temporary Payroll	\$3,220,634	\$3,220,634
Ongoing Payroll	\$53,831,762	\$45,668,381
Other Payments to Private Individuals	\$0	\$0
To the Public	\$840,000	\$703,868
Increase in Property Tax Revenue	\$440,633	\$361,645
Temporary Jobs - Sales Tax Revenue	\$22,544	\$22,544
Ongoing Jobs - Sales Tax Revenue	\$376,822	\$319,679
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,966,725	\$2,542,229
To the Public	\$2,966,725	\$2,542,229
Temporary Income Tax Revenue	\$144,929	\$144,929
Ongoing Income Tax Revenue	\$2,422,429	\$2,055,077
Temporary Jobs - Sales Tax Revenue	\$22,544	\$22,544
Ongoing Jobs - Sales Tax Revenue	\$376,822	\$319,679
Total Benefits to State & Region	\$60,859,120	\$52,135,112

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$49,592,884	\$1,708,584	29:1
State	\$2,542,229	\$237,000	11:1
Grand Total	\$52,135,112	\$1,945,584	27:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion

Yes

Additional Revenues:

County	\$277,206
City/Town/Village	\$15,352
School District	\$864,025

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)
(To be used on NYS ST-60) \$5,300,000

Additional Comments from IDA

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Does the IDA believe that the project can be accomplished in a timely fashion?

Yes