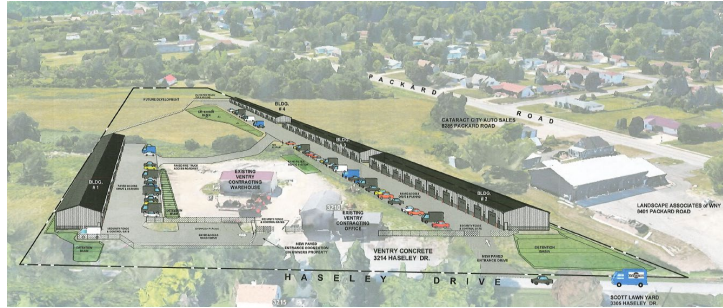


PROJECT SUMMARY
Ventry Development and Rentals, Inc.



Applicant:	Ventry Development and Rentals, Inc.	
Project Location:	201 Rainbow Boulevard, Niagara Falls, NY 14303	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Ventry Concrete has been serving the Buffalo – Niagara region for over 40 years. Now, the company seeks to expand its services by providing commercial storage and workshop space for contractors and businesses through the construction of four, 12,000 square foot buildings with 10 bays each. These facilities are in growing demand in the region and provide flexible options for Niagara County businesses and contractors. The company has already received written approval from the DEC with regards to wetland mappings, and the site is primed and ready for development.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 1,800,000 \$ 600,000 \$ 60,000 \$ 100,000 \$ 2,560,000
Employment:	Current jobs in Niagara County: 10 New Jobs in Niagara County within 3 years: 61 Estimated Annual Payroll for New Jobs: \$3,660,000 Skills: Management	
Evaluative Criteria:	Regional wealth creation, job creation, in region purchases, supports local business cluster.	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

Date June 1, 2026
Project Title Ventry Development and Rentals, Inc.
Project Location 3214 Haseley Drive, Niagara Falls NY, 14305



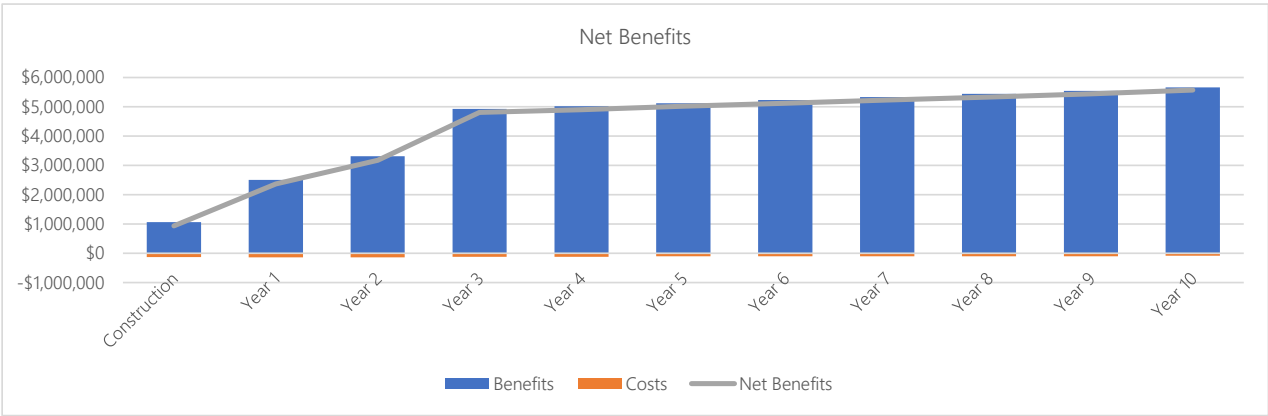
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$2,560,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	4	14
Earnings	\$789,254	\$213,766	\$1,003,020
Local Spend	\$2,048,000	\$735,890	\$2,783,890

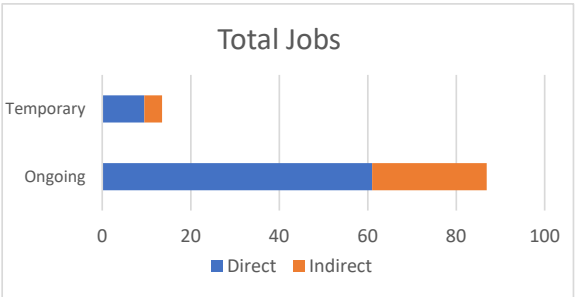
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	61	26	87
Earnings	\$58,050,013	\$15,722,621	\$73,772,634

Figure 1



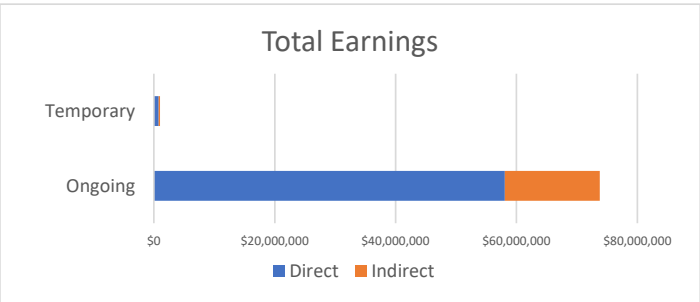
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



© Copyright 2023 MRB Engineering, Architecture and Surveying, D.P.C.

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	\$1,558,815	\$1,353,707
Sales Tax Exemption	\$120,000	\$120,000
Local Sales Tax Exemption	\$60,000	\$60,000
State Sales Tax Exemption	\$60,000	\$60,000
Mortgage Recording Tax Exemption	\$7,500	\$7,500
Local Mortgage Recording Tax Exemption	\$2,500	\$2,500
State Mortgage Recording Tax Exemption	\$5,000	\$5,000
Total Costs	\$1,686,315	\$1,481,207

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$75,896,948	\$64,244,231
To Private Individuals	\$74,775,654	\$63,304,601
Temporary Payroll	\$1,003,020	\$1,003,020
Ongoing Payroll	\$73,772,634	\$62,301,581
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,121,294	\$939,630
Increase in Property Tax Revenue	\$597,865	\$496,498
Temporary Jobs - Sales Tax Revenue	\$7,021	\$7,021
Ongoing Jobs - Sales Tax Revenue	\$516,408	\$436,111
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,888,334	\$3,291,839
To the Public	\$3,888,334	\$3,291,839
Temporary Income Tax Revenue	\$45,136	\$45,136
Ongoing Income Tax Revenue	\$3,319,769	\$2,803,571
Temporary Jobs - Sales Tax Revenue	\$7,021	\$7,021
Ongoing Jobs - Sales Tax Revenue	\$516,408	\$436,111
Total Benefits to State & Region	\$79,785,282	\$67,536,070

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$64,244,231	\$1,416,207	45:1
State	\$3,291,839	\$65,000	51:1
Grand Total	\$67,536,070	\$1,481,207	46:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$239,416
City/Town/Village	\$84,088
School District	\$715,704

*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) \$1,500,000

Additional Comments from IDA

0

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

Yes