

PROJECT SUMMARY
Candlelight Curated Inc.



Applicant:	Candlelight Curated Inc.	
Project Location:	24 Michigan Street, Lockport, NY 14094	
Assistance:	15 Year PILOT, Sales Tax Abatement, Mortgage Recording Tax Abatement	
Description:	Candlelight Cabinetry, a 36-year-old American manufacturer of custom kitchen cabinetry, abruptly furloughed 175 employees on January 28, 2026, following significant operational disruptions. A group of local investors have partnered with the company's lending institution and Canadian cabinet manufacturer Cuisine Idéale to establish a new U.S.-based entity for the acquisition of Candlelight Cabinetry's assets. The newly formed company, Candlelight Curated Inc., is partially led by members of Candlelight Cabinetry's former operations team and has developed a strategic plan to restore manufacturing operations in Lockport, New York, and reestablish the brand in the marketplace. The company's reopening strategy includes the rehiring of many of the former employees as well as the recruitment of new talent. The initial phase of reopening is expected to create approximately 80 jobs. In addition, Candlelight Curated will leverage Cuisine Idéale's extensive sales and distribution network, significantly expanding market reach beyond the territory previously served by Candlelight Cabinetry. The new company continues to faces challenges stemming from outstanding obligations and liabilities associated with the former operation of Candlelight Cabinetry. Unresolved supplier balances, distributor obligations, and other legacy financial commitments have created obstacles to resuming full-scale manufacturing. As a result, access to working capital and sufficient startup cash flow is critical during the company's relaunch phase. The new company is demonstrating a strong commitment to rebuilding the business and restoring stakeholder confidence. The company has settled many of the obligations of the former company, including employee back pay, healthcare-related expenses, and various supplier debts. In addition, it is the intention of the company to bring all property taxes current.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 750,000 \$ 1,850,000 \$ 100,000 \$ 200,000 \$ 4,250,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 80 Estimated Annual Payroll for New Jobs: \$4,400,000 Skills: Management, Administrative, Manufacturing	
Evaluative Criteria:	Development supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation,	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

Date June 10, 2026
Project Title Candlelight Curated Inc.
Project Location 24 Michigan Street, Lockport NY 14094



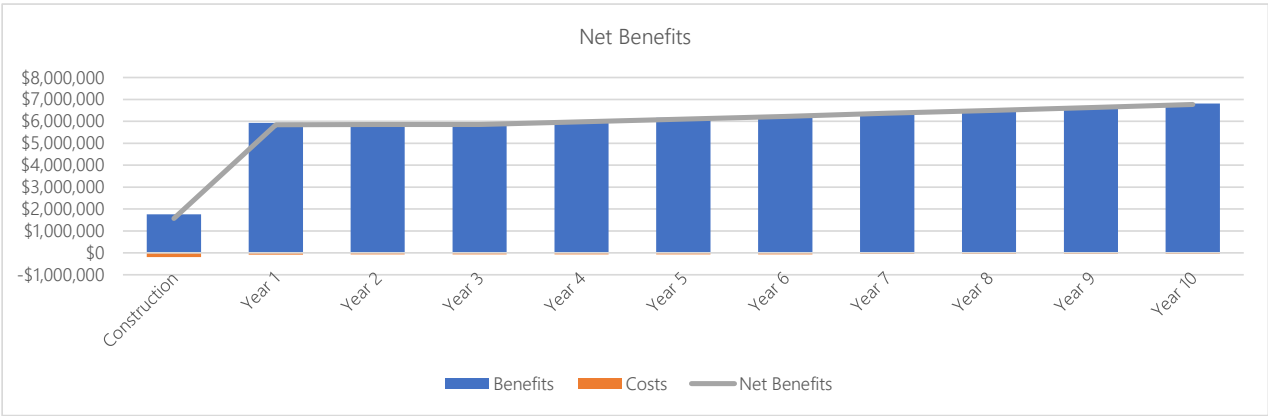
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$4,250,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	16	7	22
Earnings	\$1,310,284	\$354,885	\$1,665,170
Local Spend	\$3,400,000	\$1,221,692	\$4,621,692

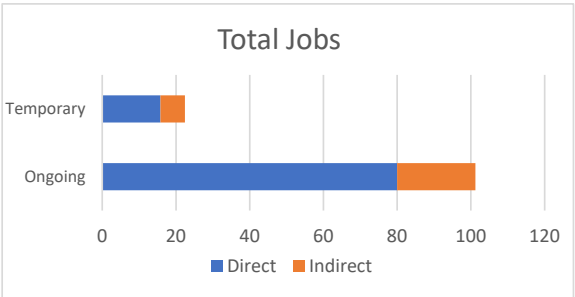
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	80	21	101
Earnings	\$73,393,459	\$19,984,318	\$93,377,777

Figure 1



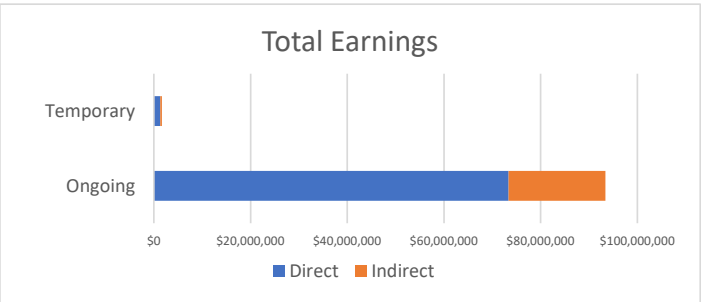
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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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	\$807,662	\$710,091
Sales Tax Exemption	\$178,000	\$178,000
Local Sales Tax Exemption	\$89,000	\$89,000
State Sales Tax Exemption	\$89,000	\$89,000
Mortgage Recording Tax Exemption	\$16,875	\$16,875
Local Mortgage Recording Tax Exemption	\$5,625	\$5,625
State Mortgage Recording Tax Exemption	\$11,250	\$11,250
Total Costs	\$1,002,537	\$904,966

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$96,020,230	\$81,929,055
To Private Individuals	\$95,042,947	\$81,111,683
Temporary Payroll	\$1,665,170	\$1,665,170
Ongoing Payroll	\$93,377,777	\$79,446,514
Other Payments to Private Individuals	\$0	\$0
To the Public	\$977,283	\$817,371
Increase in Property Tax Revenue	\$311,982	\$249,590
Temporary Jobs - Sales Tax Revenue	\$11,656	\$11,656
Ongoing Jobs - Sales Tax Revenue	\$653,644	\$556,126
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$4,942,233	\$4,217,808
To the Public	\$4,942,233	\$4,217,808
Temporary Income Tax Revenue	\$74,933	\$74,933
Ongoing Income Tax Revenue	\$4,202,000	\$3,575,093
Temporary Jobs - Sales Tax Revenue	\$11,656	\$11,656
Ongoing Jobs - Sales Tax Revenue	\$653,644	\$556,126
Total Benefits to State & Region	\$100,962,463	\$86,146,862

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$81,929,055	\$804,716	102:1
State	\$4,217,808	\$100,250	42:1
Grand Total	\$86,146,862	\$904,966	95:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$64,086
City/Town/Village	\$130,267
School District	\$209,478

*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) \$2,225,000

Additional Comments from IDA

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

Yes