

PROJECT SUMMARY

IDEK, LLC



Applicant:	IDEK, LLC	
Project Location:	59 Thompson Street, North Tonawanda, NY 14120	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Techniglass Corporation, founded in 1998, located directly across the street from the project site, and specializes in the design and manufacture of machines and equipment for the stained glass production industry. The company currently has 9 employees and has outgrown their existing space. Techniglass's long-term plans are to construct a new 20,000 square foot state-of-the-art facility at the Buffalo Bolt Business Park in North Tonawanda and employ up to 25 people to meet the company's growth projections. However, as this plan is under development, the company has an immediate need for additional space and employees. The company will occupy between 3,000-6,000 square feet of the new space to be constructed at 59 Thompson Street. The remaining 18,000+ square feet will be flexible leasable tenant space meant to foster and incubate commercial/industrial users. The WNY region as a whole is critically low on quality, turn-key available space for industrial users. The property owner (IDEK LLC) believes the North Tonawanda market can absorb the new space and that the project is consistent with the City's goal of supporting small business growth in the Oliver Street corridor.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 2,700,000 \$ 70,000 \$ 5,000 \$ _____ \$ 2,775,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 13 Estimated Annual Payroll for New Jobs: \$490,100 Skills: Management, Professional, Administrative, Production	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Job creation, in region Purchase, supporting manufacturing sector	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

Date July 23, 2026
Project Title IDEK, LLC
Project Location 59 Thompson Street, North Tonawanda NY, 14120



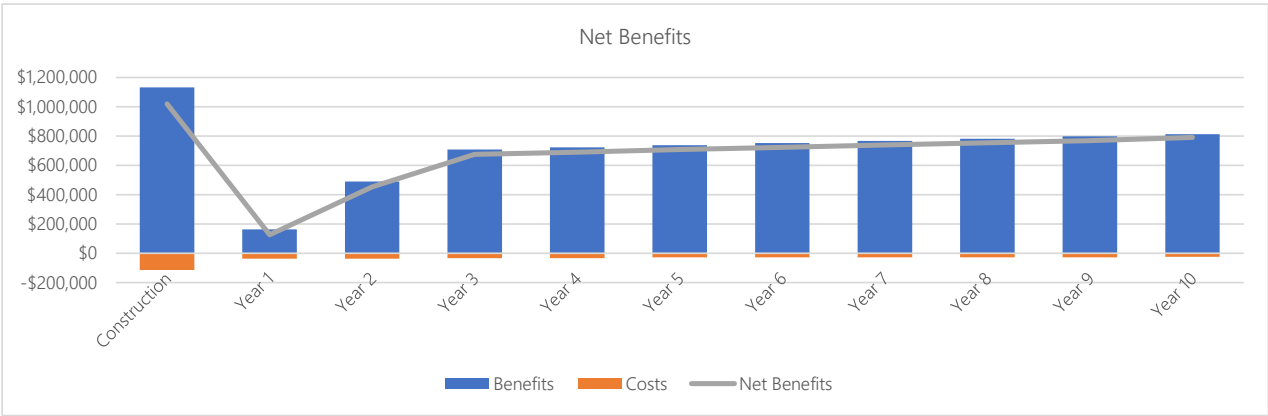
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$2,750,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	10	4	14
Earnings	\$840,232	\$229,969	\$1,070,201
Local Spend	\$2,200,000	\$792,580	\$2,992,580

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	13	4	17
Earnings	\$7,647,230	\$2,789,898	\$10,437,129

Figure 1



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

Figure 2

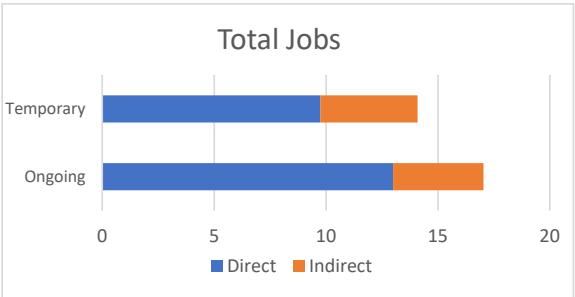
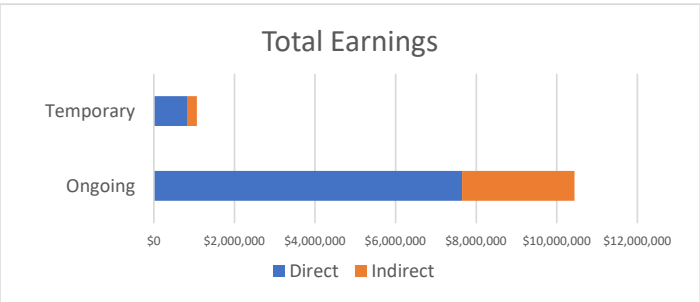


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$418,665	\$363,578
Sales Tax Exemption	\$113,600	\$113,600
Local Sales Tax Exemption	\$56,800	\$56,800
State Sales Tax Exemption	\$56,800	\$56,800
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$532,265	\$477,178

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$11,841,964	\$10,142,690
To Private Individuals	\$11,507,330	\$9,860,798
Temporary Payroll	\$1,070,201	\$1,070,201
Ongoing Payroll	\$10,437,129	\$8,790,597
Other Payments to Private Individuals	\$0	\$0
To the Public	\$334,634	\$281,892
Increase in Property Tax Revenue	\$254,083	\$212,866
Temporary Jobs - Sales Tax Revenue	\$7,491	\$7,491
Ongoing Jobs - Sales Tax Revenue	\$73,060	\$61,534
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$598,381	\$512,761
To the Public	\$598,381	\$512,761
Temporary Income Tax Revenue	\$48,159	\$48,159
Ongoing Income Tax Revenue	\$469,671	\$395,577
Temporary Jobs - Sales Tax Revenue	\$7,491	\$7,491
Ongoing Jobs - Sales Tax Revenue	\$73,060	\$61,534
Total Benefits to State & Region	\$12,440,345	\$10,655,452

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$10,142,690	\$420,378	24:1
State	\$512,761	\$56,800	9:1
Grand Total	\$10,655,452	\$477,178	22:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$57,800
City/Town/Village	\$88,914
School District	\$132,396

*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) \$1,420,000

Additional Comments from IDA

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

Yes