

PROJECT SUMMARY

Taylor Devices



Applicant:	Taylor Devices	
Project Location:	261-7 Main Street, North Tonawanda, 34 Thompson Street, North Tonawanda	
Assistance:	15 Year PILOT , Sales Tax Abatement	
Description:	Incorporated in 1955, Taylor Devices, Inc. is the leading manufacturer of Shock Absorbers, Liquid Springs, Shock Isolation Systems, Seismic Isolators, Vibration Dampers, Powerplant Snubbers, and other types of Hydro-Mechanical Management Products. Taylor Devices' products form the cutting edge of technology in the marketplace, and are backed by 50+ years of successful experience in the shock and vibration control field. Customers are provided with turn-key solutions to shock and vibration problems, with Taylor Devices providing full analysis, development, manufacturing and testing capabilities. The company intends to increase their machining capabilities through the purchase 261-7 Main Street, and 34 Thompson street in North Tonawanda, in order to establish a new machine shop that will produce aerospace landing gear components to complement existing company products. This acquisition will include needed remediation of asbestos, as well as needed improvements: plumbing, HVAC, lighting, a new fire suppression system, clearing the grounds and roof repairs. The company will be purchasing 6 CNC machines, and supporting equipment. This project will refurbish and modernize a 75 year old vacant machine shop.	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 975,000 \$ 1,800,000 \$ 5,000,000 \$ 100,000 \$ 150,000 \$ 8,025,000
Employment:	Current jobs in Niagara County: 130 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$405,000 Skills: CNC machinists, CNC Programmers	
Evaluative Criteria:	Redevelopment aligns or supports with regional or local development plans, regional wealth creation, in region purchases, job creation.	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

Date September 16, 2026
Project Title Taylor Devices, Inc.
Project Location 261-7 Main Street / 34 Tompson Street North Tonawanda NY 14120



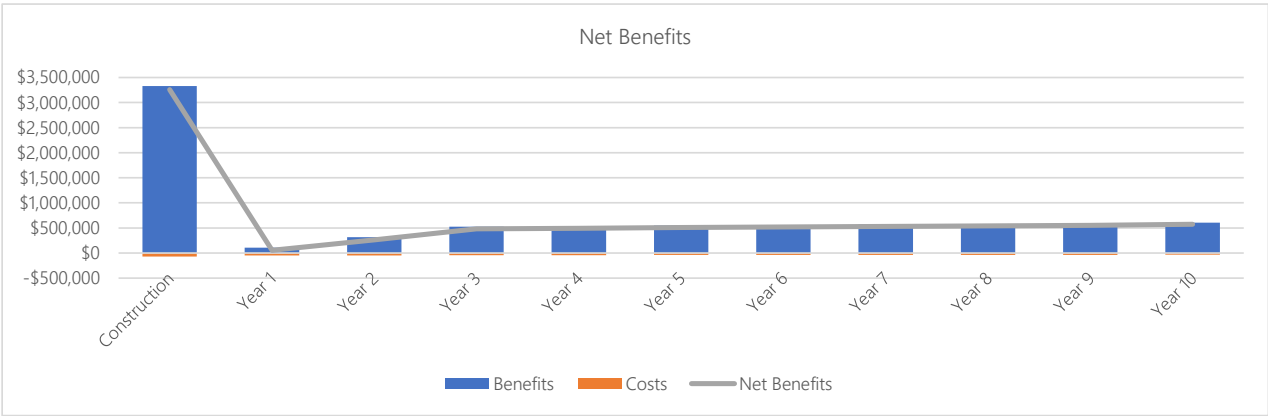
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$8,025,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	30	13	42
Earnings	\$2,474,125	\$670,107	\$3,144,232
Local Spend	\$6,420,000	\$2,306,842	\$8,726,842

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$6,269,534	\$1,422,471	\$7,692,005

Figure 1



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

Figure 2

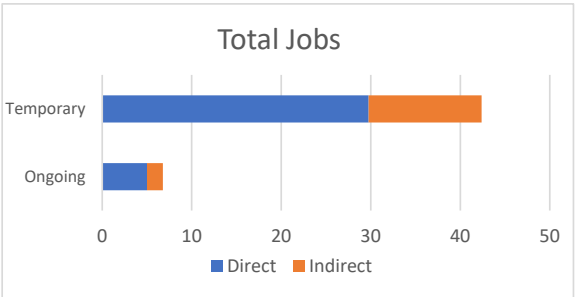
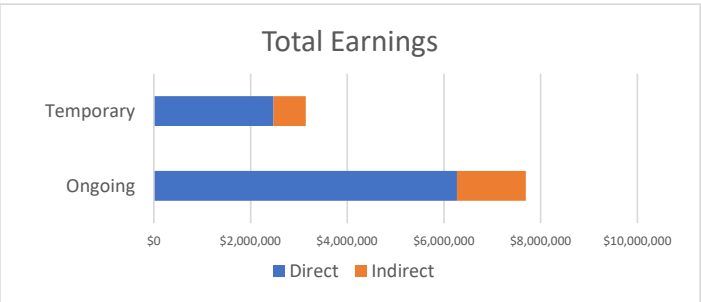


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$568,687	\$493,860
Sales Tax Exemption	\$72,000	\$72,000
Local Sales Tax Exemption	\$36,000	\$36,000
State Sales Tax Exemption	\$36,000	\$36,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$640,687	\$565,860

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$11,002,951	\$9,755,427
To Private Individuals	\$10,836,238	\$9,615,202
Temporary Payroll	\$3,144,232	\$3,144,232
Ongoing Payroll	\$7,692,005	\$6,470,970
Other Payments to Private Individuals	\$0	\$0
To the Public	\$166,713	\$140,226
Increase in Property Tax Revenue	\$90,859	\$72,919
Temporary Jobs - Sales Tax Revenue	\$22,010	\$22,010
Ongoing Jobs - Sales Tax Revenue	\$53,844	\$45,297
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$563,484	\$499,990
To the Public	\$563,484	\$499,990
Temporary Income Tax Revenue	\$141,490	\$141,490
Ongoing Income Tax Revenue	\$346,140	\$291,194
Temporary Jobs - Sales Tax Revenue	\$22,010	\$22,010
Ongoing Jobs - Sales Tax Revenue	\$53,844	\$45,297
Total Benefits to State & Region	\$11,566,435	\$10,255,418

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,755,427	\$529,860	18:1
State	\$499,990	\$36,000	14:1
Grand Total	\$10,255,418	\$565,860	18:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$102,755
City/Town/Village	\$158,069
School District	\$235,371

*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) \$900,000

Additional Comments from IDA

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

Yes