

PROJECT SUMMARY
Rupal Corporation



Applicant:	Rupal Corporation	
Project Location:	200 Rainbow Boulevard Niagara Falls, New York	
Assistance:	10 year PILOT Mortgage Recording Tax Abatement Sales Tax Abatement	
Description:	<p>The property has been in operation as an Econolodge under the Choice Hotel's franchise agreement by the applicant. With market conditions changing in downtown Niagara Falls, this property is in need of significant redevelopment to stay competitive with the growing inventory of hotels nearby. The project will include the renovation of the existing economy hotel into an upper-midscale hotel under a national flag through the addition of 40,000 square feet both above the existing property and along the property line on Rainbow Boulevard. With these additions, the property will not only have street-level retail space along Rainbow Boulevard, but also relocate the existing parking to the rear city-owned surface parking lot. In all, the hotel will have 110 rooms, private balconies, indoor swimming pool, private courtyard with an outdoor fireplace, boardroom and spa with additional retail space available for lease.</p>	
Project Costs:	Land Sitework Construction/renovation Furniture, Fixtures Soft costs, other TOTAL	\$ 2,500,000 \$ 500,000 \$ 5,900,000 \$ 1,000,000 \$ <u>1,375,000</u> \$11,275,000
Employment:	Existing jobs in Niagara County New jobs Skills: senior management, sales, guest services, housekeeping, maintenance, note: retail space will be marketed to food industry	6 FTE's 20 FTE's

REGIONAL ECONOMIC IMPACT ANALYSIS
Rupal Corporation

Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

Total State and Regional Benefits		\$1,995,330
Total Project Incentives		\$2,136,027
Projected Employment	State	Region
Total Employment	103	103
Direct**	26	26
Indirect***	6	6
Induced****	7	7
Temporary Construction (Direct and Indirect)	64	64
Cost/Benefit ratio: .93		

Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$1,995,330
Income Tax Revenue	\$ 351,381
Property Tax/PILOT Revenue	\$ 1,324,125
Sales Tax Revenue	\$ 319,825

Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$2,136,027
Mortgage Tax	\$ 72,750
Property Tax	\$ 1,778,477
Sales Tax	\$ 284,800

* Figures over 15 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.