

PROJECT SUMMARY
ANAT Liquor Factory



Applicant:	Anat Liquor Factory	
Project Location:	2425 Hyde Park Blvd. City of Niagara Falls	
Assistance:	15 year property tax abatement on building Sales Tax abatement Mortgage Recording Tax abatement	
Description:	<p>Anat Liquor, Inc. intends to purchase and renovate the building to be utilized in conjunction with the company's Sanborn site (to be constructed) for distillation, bottling and distribution of Anat brand spirits. Integral to the proposed facility in Niagara Falls, the Sanborn Distillery plant will be able to process 15 tons of feedstock per day and produce 250,000 liters of consumable alcohol and 1 million liters of denatured ethanol per year. All raw materials will be processed at the Sanborn facility and the product will be shipped to the Hyde Park facility for bottling and distribution. Initially, it was expected that the entire operation would be conducted out of Sanborn, but due to operational needs and the growing scope of the project, it will be more efficient for the company to utilize the dual facility strategy.</p> <p>As mentioned, the Hyde Park facility will focus on processing, bottling and distribution. The company has recently developed and created molds for the production of vodka and liquers in a 0.75 liter package as well as coolers (0.3 liters). Anat, Inc has developed and will introduce ultra-remium beverages to the North American market using a proprietary process under the Anat trademark. For Phase II, Anat will conduct façade and other exterior work and will open a tasting room.</p>	
Project Costs:	Property Acquisition	\$ 550,000
	Improvements (Phase I & II)	\$ 270,000
	Furniture, fixtures and equipment	\$ 325,000
	Soft costs	\$ 20,000
	TOTAL	\$1,165,000
Employment:	Existing jobs in Niagara County	0 FTE's
	New jobs	15 FTE's
	Skills: Administrative, Management, Production	

REGIONAL ECONOMIC IMPACT ANALYSIS
ANAT Liquor Factory

Estimated State & Regional Benefits / Estimated Project Incentives Analysis		
Total State and Regional Benefits	\$2,476,600	
Total Project Incentives	\$ 298,624	
Benefit to Cost Ratio	8.3:1	
Projected Employment	State	Region
Total Employment	63	63
Direct*	15	15
Indirect**	26	26
Induced***	19	19
Temporary Construction (Direct and Indirect)	3	3

Estimated State and Regional Benefits	
Total State and Regional Benefits	\$ 2,476,600
Property Tax/PILOT revenue	\$ 249,600
Income Tax Revenue	\$1,360,000
Sales Tax Revenue	\$ 867,000

Estimated Project Incentives	
Total Project Incentives	\$ 298,624
Property Tax	\$ 259,349
Sales Tax	\$ 36,800
Mortgage Recording Tax	\$ 2,475

** 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.