

**PROJECT SUMMARY**  
**Enterprise Lumber & Silo, LLC**



<b>Applicant:</b>	<b>Enterprise Lumber &amp; Silo, LLC</b>	
<b>Project Location:</b>	211 Main Street, North Tonawanda	
<b>Assistance:</b>	10 year property tax abatement Sales tax abatement Mortgage recording tax abatement	
<b>Description:</b>	<p>Enterprise Lumber &amp; Silo, LLC is a real property holding company owned by the principals of KCB Architecture, P.C. and Joy Kuebler Landscape Architect, P.C. The project involves the adaptive reuse of a warehouse building at 211 Main Street in North Tonawanda. The building was constructed almost 90 years ago and is one of the last substantial structures that reflects North Tonawanda's history as a major lumber processing center. The building has fallen into a state of serious disrepair and is experiencing structural failure.</p> <p>Rather than see the structure demolished, the Applicant intends to clean up the site, stabilize the structure and redesign the building as Class A office space for professional design services provided by KCB Architecture, Joy Kuebler Landscape Architect and other professional and back office occupants. This adaptive reuse project will blend the historic features of the existing structure with fresh new interior spaces that make use of state-of-the-art technology.</p>	
<b>Project Costs:</b>	Land and building acquisition	\$ 110,000
	New construction/renovation	\$2,750,126
	Furniture, fixtures and equipment	\$ 46,500
	Soft costs	\$ 168,000
	Other	\$ 74,705
	TOTAL	\$3,149,331
<b>Employment:</b>	Existing jobs in Niagara County	11 FTE's
	New jobs	7 FTE's
	Skills: Administrative, Management, Professional, Production	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Enterprise Lumber & Silo, LLC**

<b>Estimated State &amp; Regional Benefits / Estimated Project Incentives Analysis</b>		
Total State and Regional Benefits	\$839,226	
Total Project Incentives	\$359,673	
Benefit to Cost Ratio	2.3:1	
Projected Employment	State	Region
Total Employment	62	62
Direct*	18	18
Indirect**	6	6
Induced***	10	10
Temporary Construction (Direct and Indirect)	27	27

<b>Estimated State and Regional Benefits</b>	
Total State and Regional Benefits	\$839,226
Property Tax/PILOT revenue	\$ 91,392
Income Tax Revenue	\$424,535
Sales Tax Revenue	\$323,300

<b>Estimated Project Incentives</b>	
Total Project Incentives	\$ 359,63
Mortgage Tax	\$ 199,590
Property Tax	\$ 68,359
Sales Tax	\$ 91,724

\*\* 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.