

PROJECT SUMMARY
Irr Supply Centers, Inc.



Applicant:	Irr Supply Centers, Inc.	
Project Location:	908 Niagara Falls Boulevard North Tonawanda, New York	
Assistance:	15 year PILOT Sales Tax Exemptions	
Description:	<p>Irr Supply Centers is the owner, occupier and landlord of the property located at 908 Niagara Falls Boulevard. This project consists of renovation and modernization of the facility. The company has been reviewing locations for its distribution center and proposes a project that would prevent relocation of the center by reconfiguring the facility to make it more conducive for its use as well as supporting future growth. The scope includes modernization and repair of the facility, including asbestos abatement, purchase of office equipment, material handling equipment and computer upgrades.</p> <p>In 2014, Irr is losing a major tenant that is moving out of Niagara County, taking with it 48 jobs. The company is currently negotiating with another tenant to extend their lease, which will require further renovation and repair. In addition, renovation of the building will enable the attraction of additional new tenants.</p>	
Project Costs:	Construction/renovation	\$1,100,000
	Sitework	\$ 50,000
	Equipment, Furniture & Fixtures	<u>\$ 1,100,000</u>
	TOTAL	\$ 2,250,000
Employment:	Existing jobs in Niagara County	86
	New jobs	24
	Average Annual Salary of New Jobs	\$30,000
	Skills: Managerial, purchasing, maintenance, warehousing, clerical, manufacturing	

REGIONAL ECONOMIC IMPACT ANALYSIS
Irr Supply Centers, Inc.

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

Total State and Regional Benefits	\$3,780,225	
Total Project Incentives	\$ 464,540	
Projected Employment	State	Region
Total Employment	175	175
Direct**	108	108
Indirect***	22	22
Induced****	34	34
Temporary Construction (Direct and Indirect)	11	11

Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$3,780,225
Income Tax Revenue	\$ 2,017,813
Property Tax/PILOT Revenue	\$ 210,362
Sales Tax Revenue	\$ 1,552,050

Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$464,540
Property Tax	\$ 335,180
Sales Tax	\$ 129,360

* Figures over 10 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.