

**PROJECT SUMMARY**  
**EW and KS Holdings LLC**  
**200 Lockport Street, Village of Youngstown**



<b>Applicant:</b>	EW and KS Holdings LLC	
<b>Project Location:</b>	200 Lockport St., Youngstown, NY 14174	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement	
<b>Description:</b>	The vacant former Melloni’s market on Lockport Street in the Village of Youngstown was sold to EW and KS Holdings Company, to repurpose the facility for the establishment of a brewing operation. The site will primarily be a manufacturing location that will brew beer for the Griffon Pub’s various retail establishments, as well as direct customer sales. The project will employ brewing staff and delivery personnel. A small retail dining component, comprising less than 30% of the total sq. footage, will also be built out at site.	
<b>Project Costs:</b>	Construction/Improvements	\$ 420,000
	Furniture, Fixtures & Equipment	\$ 485,000
	Soft costs	\$ 50,000
		\$ 0
	<b>TOTAL</b>	<b>\$ 955,000</b>
<b>Employment:</b>	Current jobs in Niagara County:	0
	New Jobs in Niagara County within 3 years:	20
	Estimated Annual Payroll for New Jobs:	1,260,000
	Skills: Head brewer, brewer’s assistant, janitorial, maintenance, delivery drivers, beverage servers, chefs, and cleaners	
<b>Evaluative Criteria:</b>	Regional wealth creation, in region purchases, building vacancy, redevelopment supports regional and local development plans, generation of local revenues	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Griffon Brewery and Gastropub**  
**200 Lockport Street**

Estimated Project Benefits / Incentives Analysis

<b>Total Project Benefits</b>	<b>\$ 3,663,453</b>
<b>Total Project Incentives</b>	<b>\$ 289,357</b>
<b>Community Benefit to Cost Ratio</b>	<b>12:1</b>
<b>Total Employment</b>	<b>77</b>
Direct**	20
Indirect***	54
Temporary Construction (Direct and Indirect)	3

Estimated Project Benefits

<b>Total Project Benefits</b>	<b>\$ 3,663,453</b>
Income Tax Revenue	\$ 2,666,000
Property Tax Revenue	\$ 200,453
Sales Tax Revenue	\$ 797,000

Estimated Project Incentives

<b>Total Project Incentives</b>	<b>\$ 289,357</b>
Property Tax	\$ 233,757
Sales Tax	\$ 55,600
Mortgage Tax	\$ 0

\*\* 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.

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.