

PROJECT SUMMARY
Iskalo 1 East Avenue LLC



Applicant:	Iskalo 1 East Avenue LLC	
Project Location:	1 East Avenue, Lockport, NY 14094	
Assistance:	Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Iskalo Development is nearing completion of a comprehensive restoration and rehabilitation of the historic former Lockport Post Office located at 1 East Avenue in downtown Lockport. In 2020, NCIDA granted property tax, sales and mortgage tax incentives to the company for renovations to accommodate commercial tenants.</p> <p>With this application, Iskalo is seeking additional sales tax only exemption for additional building infrastructure improvements necessitated by the lease of approximately 15,000 square feet to Big Ditch Brewing. The space, consisting of two floors in the building will be a microbrewery and tap room/restaurant with private event space. In addition to serving as an anchor tenant for the historic Post Office, Big Ditch will help attract additional tenant to the downtown Lockport.</p>	
Project Costs:	Construction (improvements) Equipment/Furniture & Fixtures Soft Costs(engineering, architectural) Other <p align="center">TOTAL</p>	\$1,800,000 purchased by tenant \$ 150,000 \$ 45,000 <hr/> \$1,995,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 15 jobs Estimated Annual Payroll for New Jobs: \$500,000 Skills: Management, production, hospitality service	
Evaluative Criteria:	Regional wealth creation, support and proximity to regional attractions, in region purchases, local vendors, and generation of local revenues	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date February 5, 2024
 Project Title Iskalo 1 East Avenue LLC (Phase II)
 Project Location 1 East Avenue, Lockport, NY 14094



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

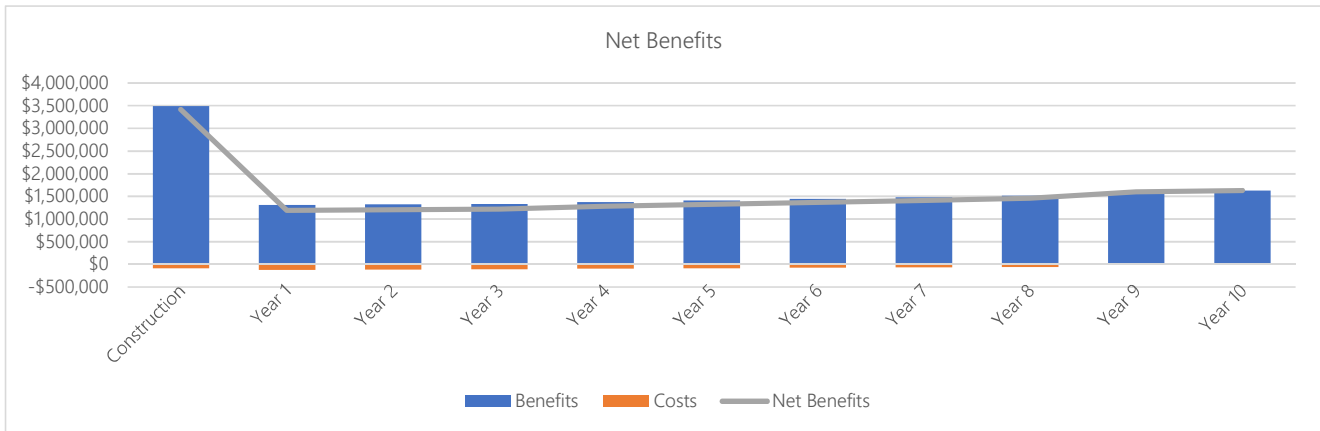
Project Total Investment

\$7,857,760

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	34	14	47
Earnings	\$2,631,523	\$669,892	\$3,301,415
Local Spend	\$6,286,208	\$2,265,196	\$8,551,404

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	15	12	27
Earnings	\$5,556,059	\$7,334,560	\$12,890,619

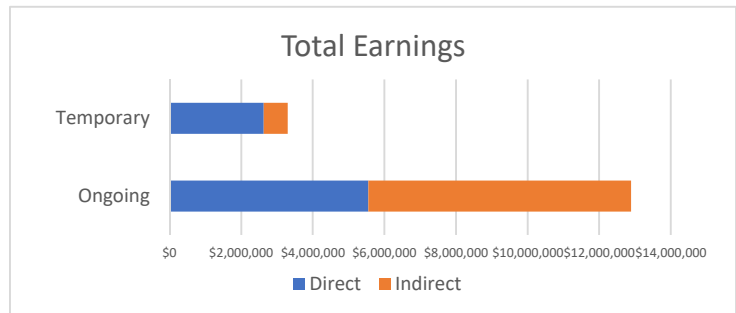
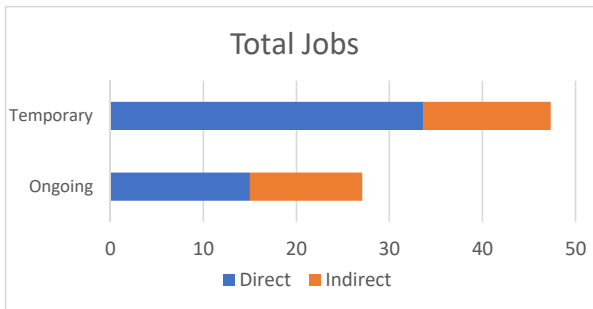
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$721,398	\$668,020
Sales Tax Exemption	\$72,000	\$72,000
Local Sales Tax Exemption	\$36,000	\$36,000
State Sales Tax Exemption	\$36,000	\$36,000
Mortgage Recording Tax Exemption	\$10,500	\$10,500
Local Mortgage Recording Tax Exemption	\$3,500	\$3,500
State Mortgage Recording Tax Exemption	\$7,000	\$7,000
Total Costs	\$803,898	\$750,520

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$17,073,875	\$15,622,960
To Private Individuals	\$16,192,034	\$14,848,729
Temporary Payroll	\$3,301,415	\$3,301,415
Ongoing Payroll	\$12,890,619	\$11,547,314
Other Payments to Private Individuals	\$0	\$0
To the Public	\$881,840	\$774,231
Increase in Property Tax Revenue	\$768,496	\$670,290
Temporary Jobs - Sales Tax Revenue	\$23,110	\$23,110
Ongoing Jobs - Sales Tax Revenue	\$90,234	\$80,831
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$841,986	\$772,134
To the Public	\$841,986	\$772,134
Temporary Income Tax Revenue	\$148,564	\$148,564
Ongoing Income Tax Revenue	\$580,078	\$519,629
Temporary Jobs - Sales Tax Revenue	\$23,110	\$23,110
Ongoing Jobs - Sales Tax Revenue	\$90,234	\$80,831
Total Benefits to State & Region	\$17,915,860	\$16,395,094

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$15,622,960	\$707,520	22:1
State	\$772,134	\$43,000	18:1
Grand Total	\$16,395,094	\$750,520	22:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

Additional Revenues:

County	\$147,087
City/Town/Village	\$316,416
School District	\$473,485

Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application).

(To be used on the NYS ST-60)

Additional Comments from IDA