

PROJECT SUMMARY
2429 Military Rd, LLC



Applicant:	2429 Military Rd, LLC	
Project Location:	2429 Military Road, Town of Niagara	
Assistance:	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>2429 Military Rd LLC is a multi-member, domestic limited liability company comprised of two members, Michael Jensen and Pavel Schirca. In 2019, Mr. Jensen and Mr. Schirca purchased the property located at 2429 Military Road, Niagara Falls, New York 14304. The property, once a movie theatre, has been vacant for far too long and is currently being utilized for parking. Mr. Jensen and Mr. Schirca.</p> <p>The project consists of the planning, design, reconstruction and renovation of the approximately 22,000 square foot facility into a new automotive parts facility (including the purchase of FF&E in relation thereto). The surrounding service centers lack capacity to adequately maintain a sufficient parts inventory. As such, approximately 9,000 square feet will be designed to accommodate warehousing for wholesale automotive parts and thus help fill a severe void the surrounding service centers are currently experiencing. Approximately 11,000 square feet will be used to house approximately ten (10) heavy duty truck bays, six (6) heavy duty truck lifts, two (2) 30,000lbs. four (4) post lifts, four (4) detail bays and a booth for bedliner installations. The remaining space will serve as office related space.</p>	
Project Costs:	Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <p align="right">TOTAL</p>	\$ 350,000 \$ 2,428,042 \$ 239,769 \$ 68,150 <hr/> \$ 3,085, 961
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 28 Estimated Annual Payroll for New Jobs: \$59,500 Skills: mechanics, sales, warehouse, office staff, and maintenance	
Evaluative Criteria:	Regional wealth creation, in region purchases, workforce access, reduce blight	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 2, 2024
 Project Title: 2429 Military Rd. LLC
 Project Location: 2429 Military Road, Town of Niagara



Economic Impacts

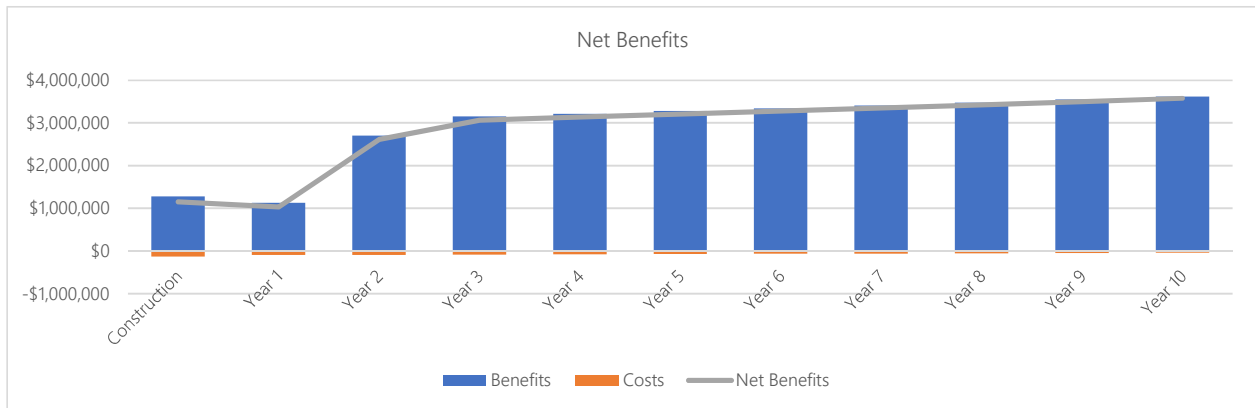
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$3,085,961

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	11	5	16
Earnings	\$951,409	\$257,685	\$1,209,094
Local Spend	\$2,468,769	\$887,081	\$3,355,850

	Ongoing (Operations) Aggregate over life of the PILOT		
	Direct	Indirect	Total
Jobs	28	16	44
Earnings	\$16,322,226	\$12,829,491	\$29,151,717

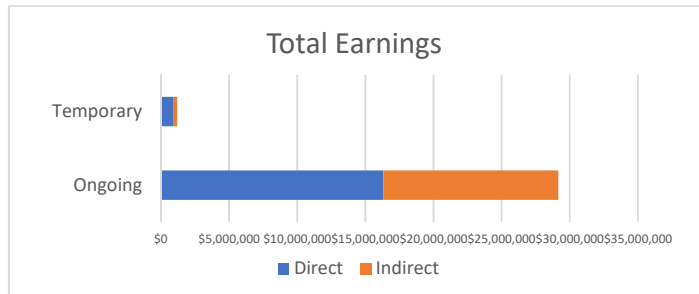
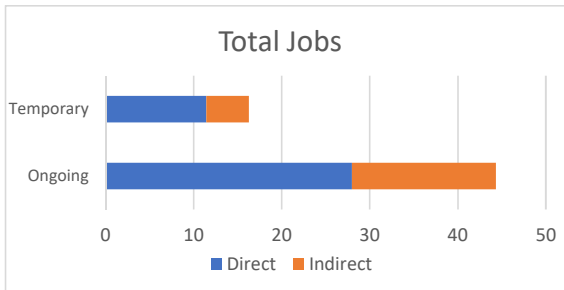
Figure 1



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	\$693,577	\$631,856
Sales Tax Exemption	\$116,303	\$116,303
Local Sales Tax Exemption	\$58,152	\$58,152
State Sales Tax Exemption	\$58,152	\$58,152
Mortgage Recording Tax Exemption	\$12,000	\$12,000
Local Mortgage Recording Tax Exemption	\$4,000	\$4,000
State Mortgage Recording Tax Exemption	\$8,000	\$8,000
Total Costs	\$821,880	\$760,159

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$31,046,423	\$27,739,513
To Private Individuals	\$30,360,811	\$27,133,356
Temporary Payroll	\$1,209,094	\$1,209,094
Ongoing Payroll	\$29,151,717	\$25,924,262
Other Payments to Private Individuals	\$0	\$0
To the Public	\$685,612	\$606,158
Increase in Property Tax Revenue	\$473,087	\$416,224
Temporary Jobs - Sales Tax Revenue	\$8,464	\$8,464
Ongoing Jobs - Sales Tax Revenue	\$204,062	\$181,470
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,578,762	\$1,410,935
To the Public	\$1,578,762	\$1,410,935
Temporary Income Tax Revenue	\$54,409	\$54,409
Ongoing Income Tax Revenue	\$1,311,827	\$1,166,592
Temporary Jobs - Sales Tax Revenue	\$8,464	\$8,464
Ongoing Jobs - Sales Tax Revenue	\$204,062	\$181,470
Total Benefits to State & Region	\$32,625,185	\$29,150,448

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$27,739,513	\$694,008	40:1
State	\$1,410,935	\$66,152	21:1
Grand Total	\$29,150,448	\$760,159	38:1

*Discounted at 2%

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

Additional Revenues:

County	\$118,137
City/Town/Village	\$38,839
School District	\$355,668

*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 NYS ST-60) **\$1,453,788**

Additional Comments from IDA

This is a good project.

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