

PROJECT SUMMARY
Saint-Gobain Ceramics & Plastics Inc.



Applicant:	Saint-Gobain Ceramics & Plastics Inc.	
Project Location:	6600 Walmore Road, Niagara Falls, NY 14305	
Assistance:	Sales Tax Abatement 15 Brownfield Real Property Tax Abatement (PILOT) Mortgage Recording Tax Exemption	
Description:	<p>Saint-Gobain Group is a multinational corporation with headquarters in Paris, France. Saint-Gobain companies leads the world in a number of engineered materials market segments, including advanced ceramics, abrasives, insulation, containers, packaging, high- performance plastics, and building materials.</p> <p>The existing 6600 Walmore Rd. site is a part of the former Bell Aerospace factory and therefore historic in nature and will require coordination with SHPO. The site also has a very complicated environmental history and close coordination with NYS Department Environmental Conservation will be necessary.</p> <p>Saint-Gobain Ceramics & Plastics Inc. will acquire the property located at 6600 Walmore Road for the proposed construction of a 125,000 sq. ft. facility. The project build out will expand the company’s ability to manufacture ceramic catalyst carriers, which are vital to many industries such as energy production and refining, biofuels and chemical manufacturing. The proposed project will also share R&D with the existing specialty grains and powders operations that is currently onsite. This project is phase I of a development plan that could potentially include a future phase II expansion of up to 300,000 sq. ft.</p>	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Property Acquisition TOTAL	\$ 4,023,000 \$ 19,000,000 \$ 18,000,000 \$ 500,000 <hr/> \$ 41,523,000
Employment:	Current jobs in Niagara County: 63 New Jobs in Niagara County within 3 years: 30 Estimated Annual Payroll for New Jobs: \$1,818,000 Skills: Production and managerial	
Evaluative Criteria:	Regional wealth creation, Job Creation and Retention, Research & Development, Locational Land Use, Brownfield , Workforce	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: January 27, 2025
 Project Title: Saint Gobain Ceramics & Plastics Inc
 Project Location: 6600 Walmore Road, Wheatfield NY



Economic Impacts

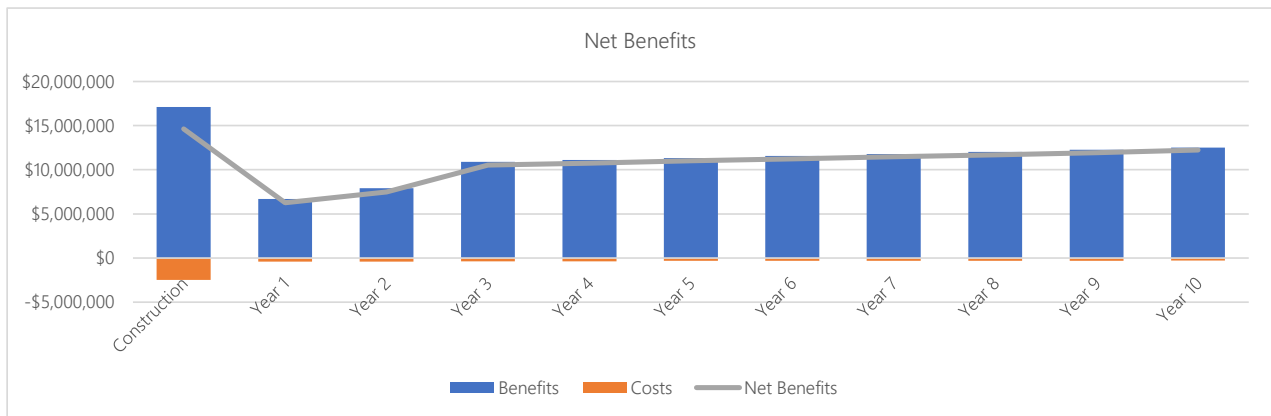
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$41,523,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	147	65	213
Earnings	\$12,686,893	\$3,472,365	\$16,159,258
Local Spend	\$33,218,400	\$11,967,379	\$45,185,779

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	93	41	134
Earnings	\$129,340,462	\$35,400,096	\$164,740,558

Figure 1



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

Figure 2

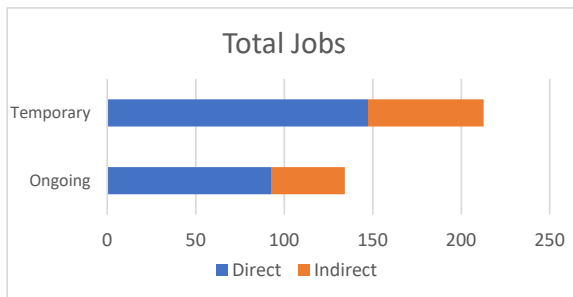
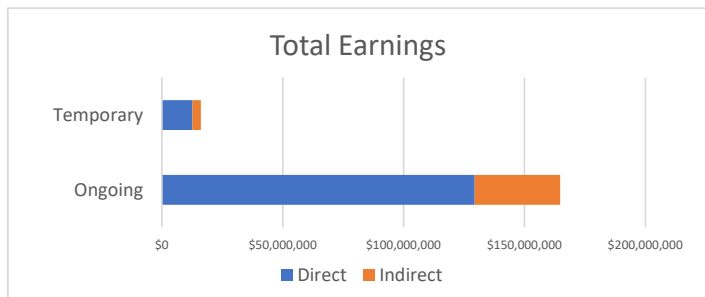


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$4,785,162	\$4,151,188
Sales Tax Exemption	\$2,200,000	\$2,200,000
Local Sales Tax Exemption	\$1,100,000	\$1,100,000
State Sales Tax Exemption	\$1,100,000	\$1,100,000
Mortgage Recording Tax Exemption	\$285,000	\$285,000
Local Mortgage Recording Tax Exemption	\$95,000	\$95,000
State Mortgage Recording Tax Exemption	\$190,000	\$190,000
Total Costs	\$7,270,162	\$6,636,188

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$184,506,896	\$158,538,885
To Private Individuals	\$180,899,815	\$155,495,921
Temporary Payroll	\$16,159,258	\$16,159,258
Ongoing Payroll	\$164,740,558	\$139,336,663
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,607,080	\$3,042,964
Increase in Property Tax Revenue	\$2,340,781	\$1,954,492
Temporary Jobs - Sales Tax Revenue	\$113,115	\$113,115
Ongoing Jobs - Sales Tax Revenue	\$1,153,184	\$975,357
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,406,790	\$8,085,788
To the Public	\$9,406,790	\$8,085,788
Temporary Income Tax Revenue	\$727,167	\$727,167
Ongoing Income Tax Revenue	\$7,413,325	\$6,270,150
Temporary Jobs - Sales Tax Revenue	\$113,115	\$113,115
Ongoing Jobs - Sales Tax Revenue	\$1,153,184	\$975,357
Total Benefits to State & Region	\$193,913,686	\$166,624,673

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$158,538,885	\$5,346,188	30:1
State	\$8,085,788	\$1,290,000	6:1
Grand Total	\$166,624,673	\$6,636,188	25:1

*Discounted at 2%

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

Additional Revenues:

County	\$644,975
City/Town/Village	\$0
School District	\$1,937,650

*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)

Additional Comments from IDA

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