

**BLD VII, LLC**  
**\$14,570,786**  
**INDUCEMENT RESOLUTION**

**ELIGIBILITY**

- NAICS Section - 531110

**COMPANY INCENTIVES**

- Approximately \$2,190,512 in real property tax savings.
- Approximately \$578,347 in sales tax savings
- Up to 3/4 of 1% of the final mortgage amount estimated at \$57,532

**EMPLOYMENT**

- New Jobs Projected: After Project Completion: 41
- Annual payroll: \$2,065,440
- Estimated salary of jobs to be created: \$50,377

**PROJECT HISTORY**

- 04/12/2021 - Public hearing held. Transcript attached.
- 04/21/2021 - - Lackawanna Planning Board, as lead agency, adopts negative declaration in accordance with SEQRA.
- 04/28/2021 - Lease/Leaseback Inducement Resolution presented to the Board of Directors

Project Title: BLD VII, LLC  
 Project Address: 8 Dona Street  
 Lackawanna New York 14128  
 (Lackawanna City School District)

**Agency Request**

A sales tax, mortgage tax and real property tax exemption in connection with the construction of a 151,200 sq. ft. spec building at the former Bethlehem Steel site.

Land Acquisition	\$ 228,000
New Building Construction	\$ 9,224,182
Infrastructure	\$ 2,824,732
Soft Costs/Other	\$ 2,293,872
<b>Total Project Cost</b>	<b>\$14,570,786</b>
85%	\$12,385,168

**Company Description**

BLD VII, LLC is a real estate holding company and an affiliate of Uniland Development. Uniland engages in real estate development, construction, and management of various commercial and industrial properties in Western New York.

**Project Description**

Erie County has spent and appropriated for future expenditures, millions of dollars to improve rail and road access and utility infrastructure at the project site with the goal of creating one of the largest commercial/ industrial parks, with tri-modal access and with pre-certified New York State tax incentives. The project consists of the acquisition of approximately 9 acres of land purchased from the Buffalo and Erie County Industrial Land Development Corporation ("ILDC") and the construction of a 151,200 sq. ft. industrial spec building. The proposed project is in response to a public RFP issued by the ILDC. As part of the RFP the building would be offered as a multi-tenant facility as there presently exists a demand for this type of space.

**Employment Impact**

As a spec building, it is difficult to identify specific new employment figures for the proposed development. However, based on the anticipated project use and the developer's projections, they estimate the following number of employees to be located in the facility.

Total jobs after 2 years: 41

**New Tax Revenue Estimated**

Current Yearly Taxes	Estimated New Assessed Value	Additional County Revenue over 10 Year Abatement Period	Additional City Revenue over 10 Year Abatement Period	New Yearly Taxes Upon Expiration of Abatement Period
\$0	\$8,000,000	\$79,000	\$503,000	\$277,280
Combined Tax Rate: \$35				

## Draft Recapture Material Terms

Condition	Term	Recapture Provision
Total Investment	At project completion	Investment amount equal to or greater than 85% of project amount. Total project Amount = \$14,570,786 85% = \$12,385,168
Employment	Coincides with 10-year PILOT	Create 85% of Projected Projected = 41 85% = 35
Local Labor	Construction Period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with 10-year PILOT	Adherence to Policy
Unpaid Tax	Coincides with 10-year PILOT	Adherence to Policy
Recapture Period	10-year PILOT term	Real Property Taxes State and Local Sales Taxes Mortgage Recording Taxes

Recapture applies to:  
 State and Local Sales Taxes  
 Real Property Tax  
 Mortgage Recording Tax

### Recapture

Pursuant to New York State General Municipal Law, the agency shall modify, recover, recapture or terminate any financial assistance taken by the company that is in violation of the GML.

At completion of the project company must certify i) total investment amount is equal to or greater than 85% of the anticipated project amount; ii) company has created 41 jobs, iii) confirm adherence to local labor policy during construction and iv) its adherence to unpaid tax/pay equity policies for recapture term.