

**PROJECT PROFILE:
NORTHPOINTE COMMERCE PARK, LLC**

\$6,975,000

August 18, 2017



ELIGIBILITY

- NAICS Code—561 (Building Expansion For Bureau Veritas)

COMPANY INCENTIVES (EST.)

- Sales Tax = \$306,250
- Mortgage Tax = \$37,500
- Property Tax = \$800,586

PROJECT BENEFITS (EST.)

- PILOT Revenue = \$285,144
- Income Taxes \$114,933
- Sales Taxes = \$76,104

EMPLOYMENT

- 260 Full-Time and 4 Part-Time Jobs Retained
- 5 New Full Time Jobs Created After Project Completion
- Salary of Positions Range from \$39 —\$111,000 Annually Plus Benefits

PROJECT SCHEDULE

- September 2017 Construction Begins
- November 2018 Project Expected To Be Complete

Project Address:

100 Northpointe Parkway
Amherst, New York 14226
(Sweet Home Central School District)

Investment:

New Construction: \$3,500,000
Renovation: \$2,500,000
Land Purchase: \$75,000
Soft Costs: \$900,000

Company Description:

Zaepfel Development is a full-service real estate development firm located in Williamsville, New York. The Zaepfel team has more than 40 years of real estate development, real estate services, property management, leasing and brokerage, and construction management experience. Ranked as one of Western New York’s top five development firms, Zaepfel has developed, owned, managed, built or sold nearly five million square feet of office, warehouse, industrial and flex space in Western New York, Pennsylvania and the southeast.

Project Description:

The proposed project would provide a single, expanded building for Bureau Veritas’s Amherst testing capabilities. Zaepfel will expand the existing 54,000 square feet building to 93,000 square feet, which will allow Bureau Veritas to consolidate three other leased locations to one efficient building enabling its forecasted growth.



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AIDA COMPANY HISTORY:

None

MATERIAL TERMS:

1. Achievement of 266 total full-time equivalent jobs at the project location two years after project completion, and retention of such jobs for the duration of the PILOT.
2. Investment of not less than \$5,928,750 at the project location as noted in the application.
3. Compliance with the Agency's Local Labor Policy in connection with the construction of the Project