

**PROJECT PROFILE:**  
**STARK REAL ESTATE HOLDINGS LLC**  
**\$3,150,000**  
 June 21, 2021



**ELIGIBILITY**

- Commercial Project under NYS Law
- Eligible NAICS—53 & 54 under Countywide Eligibility Policy

**COMPANY INCENTIVES (EST.)**

- Sales Tax = \$153,125
- Mortgage Tax = \$22,500
- Property Tax = \$282,000

**PROJECT BENEFITS (EST.)**

- Property Taxes = \$96,000
- Income Taxes = \$3,236,000
- Sales Tax = \$2,169,000

**EMPLOYMENT**

- 25 Construction Period Jobs Created
- 10 Jobs Created
- 80 jobs Retained
- Average Salary of Retained Jobs = \$93,750
- Average Salary of New Jobs = \$85,000

**PROJECT SCHEDULE**

- July 2021 - Work Begins
- Dec. 2021 - Project Complete

**Project Address:**

2100 Wehrle Drive and 60 Lawrence Bell  
 Amherst, New York 14221  
 (Williamsville School District)

**Investment:**

Construction: \$2,500,000  
 Equipment: \$500,000  
 Soft/Other costs: \$150,000

**Company Description:**

The applicant is Stark Real Estate Holdings the parent company of several business ventures. The company is a diversified consulting and engineering firm specializing in technology based building system and process optimization. Through acquisitions and strategic partnerships it is experiencing significant growth which is forecast to continue.

The applicant has acquired the property located at 2100 Wehrle Drive in Williamsville and owns a nearby business, formerly known as TP Woodside, at 60 Lawrence Bell Drive. It also operates a facility at 95 Stark Street in Tonawanda, NY. 240 full time employees exist across all locations and remotely.

**Project Description:**

Stark is proposing to retrofit the 34,000 square foot building at 2100 Wehrle Drive and add 10,000 square foot to their 5,000 square foot facility at 60 Lawrence Bell. The retrofit would provide space for the callback of current employees who are working remotely plus provide for a new training and command center operation. These facilities also provide room for expected future expansion. Stark will maintain the current 162 Full-Time Equivalent positions in Tonawanda, which is at full capacity.

AIDA assistance is a critical part of their long-term planning of growing their employee base and operation here. Incentives offset the costly renovations at the Wehrle Drive facility and allow the company room to add high paying jobs. The company has been offered incentives to locate their training center and administration operation in Florida.



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**AIDA COMPANY HISTORY:**

None

**MATERIAL TERMS:**

1. Achievement of a total of 88.5 Full-Time equivalent jobs at the project locations two years after project completion and maintenance of these jobs for the duration of the PILOT.
2. Investment of not less than \$2,677,500 at the project locations as noted in the application.
3. Compliance with the Agency's Local Labor Policy in connection with the construction of the Project
4. Maintaining employment and operations at the Stark Street Facility as set forth in the Application and retention of such jobs throughout the Compliance Period