

Niagara County Industrial Development Agency Real Property Assessment for
Fiscal Year 2010

Vantage International Point Park

Under Existing Ownership:

Horizon	14.40 acres
Myles Tool	5.00 acres
NCIDA Vantage Center	8.30 acres
Matrix Imaging	4.90 acres
United Bio Chemical	4.10 acres
Universal Fine Chemical	7.00 acres
Saksco Gourmet Baskets	7.50 acres
Vision Metalizers	6.00 acres
Local Laborers #91	18.00 acres
DRC Development LLC	16.00 acres
Villa Olympic	5.0 acres
<u>Total Developed</u>	<u>96.20 acres</u>

Completed – 2010

<u>Villa Olympic</u>	<u>5.0 acres</u>	<u>\$ 25,000</u>
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Pending - 2010

<u>Racer Machinery International</u>	<u>6.0 acres</u>	<u>\$ 21,000</u>
<u>Hapeman Services</u>	<u>8.0 acres</u>	<u>\$ 60,000</u>

<u>Total Pending</u>	<u>14.00 acres</u>	<u>\$ 106,000</u>
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Total under ownership & pending sale 110.20 acres

Outstanding Acreage Under NCIDA Ownership

Available for Development	49.80 Acres
Estimate Value @ \$15,500/ac =	\$ 771,900.00

Net Sale Proceeds from sale of land are returned to the County of Niagara for defrayment of Special Assessments.

See Attached Vantage International Point Site MAP

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Niagara Industrial Suites Multi-tenant Facility

Building: 50,000 square foot multi tenant industrial building located at 2055 Niagara Falls Blvd. Niagara Falls, New York on a 6.1 acre parcel, housing 2 tenants: CRA Associates and BOC Edwards Inc.

Funding:	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,100,000	Bldg. Const. & Land \$1,983,000
	NCDC Loan \$ 310,000	Arch., Eng. \$ 74,000
	NYS JDA \$ 700,000	Project Inspect. \$ 43,000
	NCIDA \$ 291,000	Admin. Expense \$ 301,000
	NEDF \$ 250,000	Contingency \$ 250,000
	<u>Total</u> \$2,651,000	<u>Total</u> \$2,651,000

Additional Building & Land Improvements (1993-2006):

Building	\$198,986.00
Landscaping	\$ 55,133.00
Infrastructure	\$ 14,840.00
<u>Total</u>	<u>\$268,959.00</u>

Vantage Center Multi-tenant Facility

Building: 50,000 square foot industrial and multi tenant building located at 6311 Inducon Corp. Drive, Vantage International Point, on a 8.28 acres (675' x 535').

Funding:	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,000,000	Land Acquisition \$ 150,000
	Fleet Bank 950,000	Arch., Eng. & Con Manag. 200,000
	NYS Job Development Au. 950,000	Building 3,545,000
	Niagara County (HUD Grant) 400,000	Contingency 175,000
	Niagara County IDA 675,000	Soft Costs 115,000
	NCDC loan (NCIDA) <u>475,000</u>	Other <u>265,000</u>
	<u>Total</u> \$4,450,000	<u>Total</u> \$4,450,000

