

# Niagara County Industrial Development Agency

Project Summary Sheet  
**Sunlight Solutions, LLC**  
Project No. 09-10

**Applicant:** Sunlight Solutions, LLC

**Project Location:** 6251 – 6355 Walmore Road, Wheatfield

**Assistance:** 15-year industrial PILOT

**Description:** Sunlight Solutions is a hydroponics manufacturing company operating in the niche market of turn-key residential greenhouses. These greenhouses are often used for the production of Kosher food, by cancer patients for pesticide free produce, by consumers for all-organic fruits and vegetables and by laboratories for botanical experiments. The company offers full service technical support and sells a wide array of plant growing products.

The company was established in 2003 and is currently located in leased space on Niagara Falls Boulevard. It has outgrown its present space and seeks to construct a 7,500 square foot building at the corner of Walmore and Lockport Roads. The building will be used for assembly, shipping and receiving, office, and research and development of new products.

<b>Project Costs:</b>	Land	\$	50,000
	New construction		300,000
	Utilities and Road		35,000
	Site work		60,000
	Soft costs		<u>12,500</u>
	Total	\$	457,500

<b>Economic Impacts:</b>	<u>Current</u>	<u>Projected New Within 2 years</u>
Employment	14 FT, 4 PT	4 FT, 2 PT

Total estimated payroll Years 1 and 2: \$600,000

Estimated Annual Taxes on raw land: \$2,000

Estimated Annual Taxes at completion of PILOT: \$ 14,200

## Staff Recommendations:

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- The project is consistent with the current Uniform Tax Exemption Policy
- Project adds new investment and increases the tax base in Wheatfield and Niagara County
- The project increases new, full-time employment